

PHASE I **ENVIRONMENTAL** SITE ASSESSMENT

301 West Lenawee Street and 524 and 526 Townsend Street, Lansing, Michigan

PREPARED FOR Prudential Huntoon Paige Associates, LLC 100 Mulberry Street, GC-4 8th Floor Newark, New Jersey 07102-4056 and

Y-Site LLC

1651 West Lake Lansing Road East Lansing, Michigan 48823

PROJECT # 5700L2-1-17 **CLIENT #** BF-00E01076-0

DATE June 30, 2014

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

301 West Lenawee Street and 524 and 526 Townsend Street, Lansing, Michigan

AKT Peerless Project No. 5700L2-1-17

Executive Summary

AKT Peerless conducted a Phase I Environmental Site Assessment (ESA) for the subject property as described below in accordance with US EPA Standards and Practices for All Appropriate Inquires [(AAI), 40CFR Part 312], ASTM Standard Practice E 1527-13 (ASTM Practice E 1527), and The Federal Housing and Urban Development (HUD) Environmental Assessment guidelines. This Phase I ESA was funded by the Lansing Brownfield Redevelopment Authority (LBRA) under U.S. Environmental Protection Agency (EPA) Cooperative Agreement Number BF-00E01076-0. The ESA was performed in accordance with Prudential Huntoon Paige Associates (PHP) Environmental Assessment Scope of Work, and applicable requirements of the U.S. Department of Housing and Urban Development (HUD) in connection with an evaluation of the subject property. AKT Peerless understands this Phase I ESA will be submitted to HUD in support of an application for new construction under the Section 221(d) 4 Program on behalf of Y-Site, LLC.

Subject Property Description

Address	Parcel A: 301 W. Lenawee Street, Lansing ,Michigan Parcel B: 526 and 524 Townsend Street, Lansing, Michigan	
Land Area	2.23 acres	
Parcel ID Number(s)	Parcel A: 33-01-01-16-379-083 Parcel B: 33-01-01-16-379-061	
Number of Building(s)	2	
Date(s) of Construction	Bldg 1(Parcel A): 1949/1950, addition in 1980s Bldg 2 (Parcel B): 1876, additions in 1953 and 1972	
Building Square Footage	Bldg 1: 93,724 SF Bldg 2: 3,257 SF	
Current Use	Bldg 1: Unoccupied and unused Bldg 2: Unoccupied and unused	
Current Occupants	Bldg 1: No occupant Bldg 2: No occupant	
Past Use	Bldg 1: Health Club Bldg 2: Office / Residential	



Address	Parcel A: 301 W. Lenawee Street, Lansing ,Michigan Parcel B: 526 and 524 Townsend Street, Lansing, Michigan	
Adjoining Property Uses	Northwest: Office Building / Michigan Association of Community Mental Health North: Office building / Grady Porter Building of Ingham County Offices Northeast: Recreational / City of Lansing Park East-Southeast: The Porter Apartments and parking lot South: Residential and parking lot West and Southwest: Residential and Lansing School District Parking lot	
Inferred Groundwater Flow Direction	Southeast	
Approximate Groundwater Depth	Unknown	

OPINIONS AND CONCLUSIONS

Recognized Environmental Conditions (RECs)

This assessment has revealed no evidence of known RECs in connection with the subject property, except for the following:

- REC 1 A machine shop was observed on the subject property on a 1913 fire insurance map. Hazardous substances and petroleum products may have been used in connection with this machine shop. Potential concerns associated with this historical use of the subject property include the potential for introduction of petroleum products and/or hazardous substances to the subject property via spills, releases and/or poor material handling/disposal practices. A February 2008 Phase II investigation identified the presence of chromium, mercury, selenium, silver, 2-methylnaphthalene, and naphthalene in soil at concentrations exceeding MDEQ Residential Drinking Water Protection (DWP), and/or Groundwater Surface Water Interface Protection (GSIP) criteria. Chromium, lead, mercury, and silver were detected in groundwater at concentrations exceeding MDEQ Residential DW and/or GSI criteria. Therefore, the property meets the definition of a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Michigan PA 451, 1994, as amended. The "facility" status of the subject property represents a REC and pVEC. Therefore, AKT Peerless recommends a Phase II subsurface investigation and Tier II vapor encroachment screening to assess the materiality of REC 1.
- REC 2 AKT Peerless was unable to fully access the basement of Subject Building 1 on Parcel A during this Phase I ESA due to the presence of standing water and ice in the basement. It is AKT Peerless' opinion that the inability to inspect the basement of this building represents a data gap. However, the significance of this data gap cannot be verified until the basement water is removed to observe current conditions. Due to the volume of water in the basement of the building, the Developer intends to dewater the basement prior to HUD Firm Commitment and install temporary sump pumps to assure the basement does not re-accumulate water. At that time, AKT Peerless will conduct an inspection of the basement to assess and document current conditions. To accomplish these activities AKT Peerless will collect water samples during the Phase II ESA investigation to determine if contaminants exist in concentrations of concern and



facilitate the proper handling and disposal approval to manage the water removal. Finally, the basement will be thoroughly inspected once the standing water has been removed to assess the materiality of REC 2.

- **REC 3** During the site reconnaissance two wall brackets with copper piping and an electrical switch was identified at the east portion of Subject Building 1 facing Townsend Street. The pipes and switch are characteristic features associated with the potential presence of a fuel oil tank. The potential for releases from a historic or existing UST represents a REC. Therefore, AKT Peerless recommends a phase II subsurface investigation to assess the materiality of REC 3.
- **REC 4** Historic dental care operations in Subject Building 2 may have been associated with the use of mercury and silver with unknown handling and disposal practices. The potential for releases of mercury and silver represents a REC. AKT Peerless has been retained to complete an Asbestos and Hazardous Material Survey of both structures, which is currently underway. The results of the survey will be provided under separate cover.

Controlled Recognized Environmental Conditions (CRECs)

This assessment has revealed no evidence of known CRECs in connection with the subject property.

Historical Recognized Environmental Conditions (HRECs)

This assessment has revealed no evidence of known HRECs in connection with the subject property.

Non-ASTM E1527 Scope Considerations

This assessment has revealed the following non-ASTM E1527 Scope Considerations:

- 1. AKT Peerless completed a noise assessment in accordance with the HUD Noise Guidebook. The results of this analysis indicated the total DNL for the subject property is 62.36 decibels, which falls within HUD's "acceptable" level (65 decibels or less).
- 2. The subject property was not identified as a designated historic structure; however, Subject Building 1 is located within the Downtown Lansing Historic District, which is listed in the National Register of Historic Places. The subject buildings are greater than 50 years old. The southern, eastern and western adjoining properties were developed with the existing buildings at least 50 years ago. Therefore, AKT Peerless submitted a Section 106 Application to the State Historic Preservation Office (SHPO) to determine if the proposed development will have an effect on the subject buildings, adjoining, and nearby potential historic properties and structures. According to a response received from SHPO, Subject Building 1 on Parcel A is located in the Downtown Lansing Historic District which is listed in the National Register of Historic Places. Therefore, SHPO concluded that the proposed development meets the criteria of adverse effect since the undertakings will result in physical destruction of, or damage to, all or part of the subject property. SHPO's response included attachments regarding responsibilities and obligations for the project. Refer to Appendix K for a copy of SHPO's response.
- 3. Subject Building 1 on Parcel A was constructed in 1949/50 and Subject Building 2 on Parcel B was constructed in 1876. Based on the date of construction, there is the potential that the paint at both subject buildings contains lead-based. No sampling was performed as a part of the assessment. AKT Peerless recommends that engineering controls be implemented for demolition work on identified



suspect painted surfaces that may be cut with a torch, welded, sawed, or otherwise cut. This issue will be discussed in more detail in the Pre-Demolition Hazardous Material Survey, which is being prepared under a separate cover.

- 4. Results of an asbestos survey conducted in 2008 by AKT Peerless identified asbestos-containing materials in Subject Building 1 on Parcel A. Based on the age of Subject Building 2 on Parcel B (1876), the potential exists for ACBMs to be present in this structure as well. AKT Peerless has been retained to complete an Asbestos and Hazardous Materials Survey of both structures, which is currently underway. The results of the survey and recommendations will be provided under separate cover.
- 5. Review of the USEPA's Radon Map for Ingham County, Michigan indicates the subject property is located within Zone 2, which contains areas with a predicted average indoor radon screening level of between 2 and 4 pCi/L (picoCuries per liter of air). HUD requires that all new constructions be evaluated by a Radon Professional. The subject property has not been evaluated by a radon professional. Therefore, AKT Peerless is recommending post-construction radon testing and reporting by a radon professional, or if appropriate a presumptive remedy be installed during construction.

The Executive Summary above is an overview of the opinions and conclusions of this Phase I ESA and shall not be considered apart from the entire report, which contains the rationale and qualifications used by AKT Peerless in making the opinions and conclusions presented herein. Furthermore, non-ASTM scope considerations, if any, are reported in Section 6.4 and Other Potential Environmental Concerns (PECs), if any, are reported in Section 8.5. These conditions are not included in this Executive Summary.



1.0 Introduction

Prudential Huntoon Paige Associates, LLC (PHP) (Client) retained AKT Peerless to conduct a Phase I Environmental Site Assessment (ESA) of 301 West Lenawee Street and 526 and 524 Townsend Street, Lansing, Ingham County, Michigan (subject property). This Phase I ESA was funded by the Lansing Brownfield Redevelopment Authority (LBRA) under U.S. Environmental Protection Agency (EPA) Cooperative Agreement Number BF-00E01076-0. AKT Peerless understands this Phase I ESA will be submitted to HUD in support of an application for new construction under the Section 221(d) 4 Program on behalf of Y-Site, LLC.

This Phase I ESA was conducted in accordance with: (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries [(AAI), 40 CFR Part 312] and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13 (ASTM Practice E 1527), (3) portions of the guidelines established by ASTM in the Standard Practice for Assessment of Vapor Encroachment Screening on Property Involved in Real Estate Transactions / Designation E 2600-10 (ASTM Standard Practice E 2600-10), and (4) the Federal Housing and Urban Development (HUD) Environmental Assessment guidelines.

For the purpose of this Phase I ESA, the Client is the party that retained AKT Peerless to complete this Phase I ESA. AKT Peerless has not made an independent determination if its Client is also a *User* that intends to rely on this Phase I ESA to qualify for Landowner Liability Protection (LLP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In accordance with ASTM Practice E 1527, a *User* is the party seeking to use ASTM Practice E 1527 to complete an environmental site assessment of the subject property. A *User* may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. Furthermore, a *User* seeking to qualify for an LLP to CERCLA liability has specific obligations for completing a successful application of this practice. AKT Peerless' scope of work does not include an evaluation or completion of these specific user obligations under ASTM Practice E 1527, unless otherwise noted.

AKT Peerless understands this Phase I ESA is prepared to support an application to HUD for a new construction under the Section 221(d) 4 Program on behalf of Y-Site, LLC.

1.1 Purpose

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify recognized environmental conditions (RECs)¹ historical recognized environmental conditions (CRECs)³, and de

to any required controls.

¹ ASTM Standard Practice E 1527-13 defines the term REC as the presence or likely presence of any hazardous substance or petroleum product in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

² ASTM Standard Practice E 1527-13 defines the term HREC as a past release of any hazardous substance or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property



minimis conditions⁴ in connection with the subject property. Moreover, this practice may permit certain users of this Phase I ESA to satisfy environmental due diligence requirements to qualify for the bona fide prospective purchaser, contiguous landowner, or innocent landowner limitations under CERCLA, the Superfund Amendments and Reauthorization Act (SARA) of 1986, and the Small Business Liability and Brownfield Revitalization Act (Brownfield Amendments) of 2002. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental conditions in connection with the subject property.

1.2 Scope of Services

AKT Peerless' scope-of-services is based on its proposal PB-15710, dated April 9, 2014, and the terms and conditions of that agreement. This Phase I ESA included the following:

- An inquiry of environmental conditions by an Environmental Professional.
- A review of specialized knowledge reported by the Client.
- A review of relevant public and historical records, including those maintained by federal, state, tribal, and local government agencies.
- Interviews with relevant regulatory officials and personnel associated or knowledgeable with the subject property, including as appropriate past and present owners, or neighbors if the subject property is abandoned.
- A reconnaissance of the subject property. The adjoining properties were observed from the subject property and from readily accessible public rights-of-way.
- Completion of HUD Form 4128
- Other non-ASTM scope considerations as presented in Section 6.4.

1.3 Limiting Conditions and Exceptions

A list of general limitations and exceptions typically encountered when completing Phase I ESAs is provided in Appendix A. In certain instances, limiting conditions, data failures, or data gaps, as defined by ASTM, may prevent adherence to all ASTM Practice E 1527 requirements. In such cases, the limiting conditions, data gaps, or data failures are discussed in the appropriate sections of this report.

Should additional information become available to the Client that differs significantly from our understanding of conditions presented in this report, AKT Peerless requests that such information be forwarded immediately to our attention, so that we may reassess the conclusions provided herein and amend this project's scope of services as necessary and appropriate.

1.4 Special Terms and Conditions

To the best of AKT Peerless' knowledge, no special terms or conditions, or client-imposed constraints, apply to the preparation of this Phase I ESA.

³ ASTM Standard Practice E 1527-13 defines the term CREC as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

⁴ ASTM Standard Practice E 1527-13 defines the term de minimis condition as a condition that generally does not present a threat to human health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate government agencies.



1.5 Reliance

AKT Peerless performed this Phase I ESA for the benefit of PHP, Y-Site, LLC, Lansing Brownfield Redevelopment Authority (LBRA) and HUD. AKT Peerless acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, AKT Peerless makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

2.0 User and/or Client Provided Information

In order to qualify for one of the LLPs offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendments"), a *User* must conduct certain inquiries as described in 40 CFR 312. If the Client intends to use ASTM Practice E 1527 to qualify for a LLP to CERCLA liability, then AAI requires that certain tasks be performed by - or on behalf of – that party. As appropriate, these inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. While such information is not required to be provided to the Environmental Professional, AKT Peerless requested this information from its Client in the form of a Questionnaire, Document Request Form, and Interviews as such information can assist the Environmental Professional in identifying environmental conditions.

AKT Peerless provided a Questionnaire and Document Request Form to Ms. Merissa Rose representing the Client, PHP. As appropriate, AKT Peerless conducted follow-up interviews with Ms. Rose. The following subsections summarize the information and responses provided by the Client. The completed Questionnaire is provided in Appendix G.

2.1 Environmental Liens or Activity and Use Limitations

ASTM Practice E 1527 Section 6.2 and AAI (40 CFR 312.20, 25, and 26) require that Users search recorded title and judicial records for registered Environmental Liens or/and Activity and Use Limitations (AULs). The results of the User's search should be communicated to the Environmental Professional. This search is in addition to the review of environmental liens and AULs conducted by the Environmental Professional (refer to Section 4.3.2 of this Phase I ESA).

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law: or (3) recorded land title or judicial records.

The Client provided AKT Peerless with a Commitment for Title Insurance prepared by Transnation Title Agency of Michigan, effective April 22, 2014. The information provided in that document did not indicate obvious environmental concerns associated with the subject property. Refer to Appendix G for a copy of Transnation's title commitment.

2.2 Specialized Knowledge or Experience of the User

ASTM Practice E 1527 Section 6.3 and AAI (40 CFR 312.28) require that the User take into account their specialized knowledge to identify conditions indicative of releases or threatened releases associated with the subject property, and suggests this information be communicated to the Environmental Professional before the site reconnaissance.



The Client did not report any specialized knowledge or experience regarding the environmental condition of the subject property.

2.3 Actual Knowledge of the User

ASTM Practice E 1527 Section 6.4 suggests that the User communicate actual knowledge of any environmental lien or AULs associated with the subject property to the Environmental Professional.

The Client did not report any actual knowledge of environmental liens or AULs associated with the subject property, or any inaccurate previous environmental assessment reports.

2.4 Value Reduction Due to Contamination

For transactions involving the purchase of commercial real estate, ASTM Practice E 1527 Section 6.5 and AAI (40 CFR 312.29) require the User consider the relationship of the purchase price to the fair market value of the subject property as an indicator of potential contamination and make a written record of that explanation.

The Client did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

2.5 Commonly Known or Reasonably Ascertainable Information

ASTM Practice E 1527 Section 6.6 and AAI (40 CFR 312.30) require the User to take into account commonly known or reasonably ascertainable information within the local community about the subject property.

The Client did not report any such commonly known or reasonable ascertainable information.

2.6 Presence or Likely Presence of Contamination

ASTM Practice E 1527 Section 6.7 and AAI (40 CFR 312.31) require the User to consider the degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation.

The Client did not report on the degree of obviousness of the presence or likely presence of contamination at the subject property or the ability to detect the contamination by appropriate investigations.

2.7 Reason for Performing this Phase I ESA

ASTM Practice E 1527 requires that the User provide the Environmental Professional with the reason for performing the Phase I ESA.

The Client reported that this Phase I ESA was conducted to satisfy HUD's environmental requirements for new construction under the Section 221(d) 4 Program.



3.0 Subject Property Description

3.1 Location and Legal Description

The subject property is located in the southwest quadrant of Section 16 in the City of Lansing (T.4N./R.2W.), Ingham County, Michigan. The subject property is situated south of West Lenawee Street and between Townsend and South Walnut Streets. See the following table for additional subject property details:

Subject Property Identifiers

Parcel	Address	Tax Identification Number	Owner of Record	Approxima te Acreage
А	301 W. Lenawee Street	33-01-01-16-379-083	Y-Site, LLC	2.0
В	526 and 524 Townsend Street	33-01-01-16-379-061	Y-Site, LLC	0.23

Refer to Figure 1, Topographic Location Map; Figure 2, Subject Property Map; and Figure 3, Subject Property Location Map. The legal description of the subject property is presented in Appendix B.

3.2 Subject Property and Vicinity Characteristics

The subject property is currently zoned Business (G-1) and is located in an area of Lansing that is characterized by a mix commercial and residential properties, surface roadways, sidewalks, municipal sewage and water, and electrical and natural gas utilities.

3.3 Description of Structures and Other Improvements

General information regarding the on-site building(s) is presented in the following table(s):

Parcel A: Subject Building 1: 301 West Lenawee Street (Former YMCA Building)

Consul Construction		
General Construction	Six-story, concrete block and steel frame, brick and concrete exterior, with basement and sub-basement.	
Predominant Interior Finish	Concrete floors, acoustical ceiling tiles, drywall, plaster, floor tiles, wood, metal, and glass.	
Square Footage (total)	93,742 square feet	
Construction and Other Improvement Dates	Constructed in 1949/50 South addition in 1980s	
Interior Areas	Basements, lobby, offices, pool, recreation rooms, gym, racquetball courts, locker rooms, and residential units in original northern portion of subject building with racquetball courts, exercise room in southern portion added in the 1980s, all in deteriorated condition.	



Parcel B: Subject Building 2: 524 and 526 Townsend Street (Office/Residential Building)

General Construction	Two-story, wood frame, brick, drywall, floor tiles, wood, with basement.	
Predominant Interior Finish	Drywall, plaster, floor tiles, wood, metal, and glass.	
Square Footage (total)	3,257 square feet	
Construction and Other Improvement Dates	Constructed in 1876 with additions in 1953 and 1972.	
Interior Areas	Office space on first floor with second floor residential space.	

The exterior of Parcel A of the subject property is improved with paved and landscaped areas, paved and gravel parking to the west.

The exterior of Parcel B of the subject property is improved with asphalt paved and landscaped areas.

Photographs taken during AKT Peerless' subject property reconnaissance are provided in Appendix C.

3.4 Current Use of the Subject Property

The subject buildings are currently unoccupied and not used for any obvious or significant purpose.

3.5 Utilities and Municipal Services

AKT Peerless identified the type and supplier of utilities provided to the subject property. These services are described in the following table:

Subject Property Utility Data

Utility / Service	Туре	Utility Company or Municipality	Comments/Historical Services
Heat	Natural Gas	Consumers Energy	According to Consumer Energy records, natural gas has been connected to Subject Building 1 since at least 1977 and Subject Building 2 since at least 1962.
Potable water	Municipal	Lansing Board of Water and Light (LBWL)	According to the City of Lansing Board of Water and Light (LBWL), municipal water was first connected to the Subject Building 1 on Parcel A during construction in 1949/1950. Water sources utilized on-site on Parcel A, prior to 1949 could not be determined. According to the LBWL, drinking water has likely been available to both subject buildings since the mid-1800s.
Electricity	Electric lines /transformer	Consumers Energy	Electricity is disconnected but available to Subject Building 1 on Parcel A. Electricity is connected to Subject Building 2 on Parcel B.



Sewage disposal	Municipal	LBWL	According to the LBWL, previous residential structures were connected to the municipal sanitary sewer in 1906. Subsequent structures have also been connected to the system. Sewage sources utilized on-site prior to 1906 could not be determined.
Storm water County City of Lansing Public Works Department Storm water utilities		Storm water utilities are available to the subject property.	

The possibility exists that alternative heating fuels (i.e. steam, propane, wood, electric, coal, and/or fuel oil) were used by previous occupants of Parcels A and B prior to the connection of natural gas.

The potential for the past use of fuel oil underground storage tanks (USTs) on Parcels A and B was also considered. As discussed in Section 6.3.3, piping and a switch system potentially indicative of a fuel oil tank was observed at the exterior of the southeast portion of Subject Building 1. The potential for releases from a historic or existing UST represents a REC. See Section 6.3.3 for further discussion.

AKT Peerless' review of readily available standard and other historical sources provided only limited information regarding water and sanitary sewer utilities associated with the former residential structures present on the subject property from at least 1906. This gap in historical information is considered data failure as provided in Section 8.3.2.3 of ASTM Practice E 1527. In AKT Peerless' opinion this information is not a significant data gap and does not alter the findings, opinions, or recommendations of this Phase I ESA.

3.6 Current Uses of the Adjoining Properties

The following table describes the current uses and/or occupants of the adjoining properties, as identified during this Phase I ESA:

Adjoining Property Data

Direction	Address	Current Use / Occupant
Northwest 426 South Walnut Street		Office building / Michigan Association of Community Health
North	303 West Kalamazoo Street	Office building / Grady Porter Building of Ingham County Offices
Northeast	400 South Capitol Avenue	Recreational / City of Lansing Park
East- Southeast	505 Townsend Street	Residential / The Porter Apartments and parking
South	South Walnut Street	Parking lot and residential
West and Southwest	South Chestnut Street	Residential and parking lot / Owner: Lansing School District

4.0 Records Review

The objective of the records review is to evaluate reasonably ascertainable databases, historical records, and physical setting records to help identify RECs at the subject property and, to the extent identifiable, at surrounding properties.



4.1 Physical Setting Sources

AKT Peerless reviewed various available physical setting sources about the geologic, hydrogeologic, hydrologic, and topographic characteristics that may affect potential contaminant migration to the subject property, or within or from the subject property. The results of AKT Peerless' review are presented in the following table:

Physical Setting Data

	Data Sources				
	General Topography and Hydrogeology				
Subject Property Elevation	895 feet above the National Geodetic Vertical Datum	USGS' Topographic Map of the Lansing South, Michigan			
Topographic Gradient	Site-specific gradient is sloping slightly to the east-northeast.	Quadrangle (photo revised 1973)			
Closest Surface Water	The Grand River located approximately 1,500 feet southeast of subject property				
	General Soil and Geology				
Bedrock	Saginaw Formation Unit, which is included in the Pottsville Series within the Pennsylvanian System of the Paleozoic Era	MDNR Geological Survey Division's Bedrock Geology of Southern Michigan (1987)			
Quaternary Soils Description	Medium-textured glacial till described as gray, grayish brown or reddish brown, nonsorted glacial debris; matrix is dominantly loam and silt loam texture, with variable amounts of cobbles and boulders. These soils occur as ground moraine, till plain, or undifferentiated ground moraine-end moraine complexes. Includes small areas of coarser or finer-textured tills as well as small areas of outwash. The thickness is highly variable locally, from less than 30 feet to as much as 60-90 feet.	Michigan Geological Survey Division's publication, Quaternary Geology of Southern Michigan (1982)			
County Soil Survey Description	Urban land-Marlette-Capac association, which is described as urban land and nearly level to hilly, well drained to somewhat poorly drained loamy soils. The soils are described as belonging to Urban land-Marlette complex, 2 to 12 percent slopes. These areas of Urban land and undulating and rolling, well drained and moderately well drained Marlette soils are on broad complex slopes, on ridges, on knolls and on side slopes.	USDA Soil Survey of Ingham County, Michigan (1979)			
Site-Specific Geology and Hydrogeology					



Pł	Physical Setting Information		
Soil and bedrock characteristics	Sandy or silty clay to at least a depth of 20 feet below ground surface (bgs). Occasional layers of sand occur at various depths inter-bedded with the clay.	AKT Peerless February 2008 Phase II ESA. See Section 4.4.3 for addition information.	
Groundwater characteristics	Groundwater was encountered during a previous Phase II ESA at approximately four to five feet bgs.	AKT Peerless February 2008 Phase II ESA. See Section 4.4.3 for addition information.	

Based on the information presented above, AKT Peerless infers that groundwater in the vicinity of the subject property flows toward the southeast, with potential influence from the Grand River. However, local manmade structures (e.g., buildings, roads, sewer systems, and utility service lines) may influence both surface water and groundwater flow. AKT Peerless was unable to precisely document the groundwater flow direction beneath the subject property. To determine the site-specific groundwater flow direction, additional subsurface information would be necessary.

AKT Peerless did not identify any water supply wells or monitoring wells at the subject property. Groundwater from the area of the subject property does not serve as the primary drinking water source for properties in the City of Lansing, which obtains its municipal water from various wells located in the City of Lansing.

4.2 Standard Environmental Record Sources

AKT Peerless retained a third-party vendor to provide current environmental database information compiled by a variety of federal and state regulatory agencies. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining properties, and nearby sites that are: (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property. Refer to the database report included as Appendix D for information regarding database descriptions, search radii, and most recent dates the database information was updated by the vendor.

4.2.1 Subject Property Listings

The database report does not identify the subject property on the referenced databases, except for the following:

- 301 W. Lenawee is listed on the BEA database. A BEA was completed on behalf of the Elle Enterprises, LLC, in March 12, 2008. Contaminants of concern were not referenced in the database information.
- 301 W. Lenawee is listed as Camp Hyo Went Ha on the Aerometric Information Retrieval System Facility Subsystem (US AIRS (AFS)). No site-specific information was provided in the database.

Refer to Section 4.3.2 for further details regarding the database listings.

4.2.2 Adjoining Properties

The database report does not identify any adjoining properties on the referenced databases, except for the following:



Detail Table for North Adjoining Property (303 W. Kalamazoo Street)

Database(s):	RCRA-Conditionally Exempt Small Quantity Generator (CESQG) and Facility Index System (FINDS), State Hazardous Waste Sites (SHWS), Underground Storage Tank (UST), Leaking Underground Storage Tank (LUST), Waste Data System (WDS)	Distance:	Adjoining
Name:	Ingham County Grady Porter Building / Consolidated Courthouse Building	Direction:	North
Address:	303 W. Kalamazoo Street	Elevation:	857 Feet
Section References:	Section 4.3.1, 4.3.2, and 4.3.3	Known/Inferred Groundwater Flow Direction:	Inferred southeast

This northern adjoining site is listed as a RCRA-CESQG of hazardous waste. A RCRA-CESQG is a facility that generates less than 100 kg of hazardous waste per calendar month. No hazardous waste violations or enforcement actions associated with this site were reported. The RCRA-NonGen listing is discussed further in Section 4.3.1.

The site is also listed on the FINDS Database. FINDS is an index of identification numbers associated with a property or facility that EPA has investigated or has been made aware of in conjunction with various regulatory programs.

This site is also listed on the State Hazardous Waste Sites (SHWS). SHWS site records are Michigan's equivalent to federal CERCLIS database. These sites may or may not be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. The database identified the facility status as "Interim Response conducted – No further activities anticipated." Results of the FOIA review for this listing is discussed further in Section 4.3.2.

The site is listed on the UST database. The UST database contains a list of sites with registered USTs. This site does not contain any active registered USTs; however, one gasoline UST (unknown capacity) was removed from the site on October 15, 1999. This UST is discussed further in Section 4.3.2 and 4.3.3.

The site is listed on the LUST database. The LUST database contains an inventory of reported leaking underground storage tank incidents. A release of an unknown substance was reported January 1, 1998 and has not been closed. The LUST release is discussed further in Section 4.3.2.

The site is also listed on the Waste Data System (WDS) database The WDS tracks activities at facilities regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS listing is discussed further in Section 4.3.1

4.2.3 Nearby Sites

AKT Peerless' review of the referenced databases also considered the potential or likelihood of contamination from nearby sites. To evaluate which of the nearby sites identified in the database report present an environmental risk to the subject property, AKT Peerless considered the following criteria:



- Type of database on which the site is identified.
- Topographic position of the identified site relative to the subject property.
- Direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- Known or inferred groundwater flow direction in the subject property area.
- Status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those nearby sites that are judged to present a potential environmental risk to the subject property are further evaluated by reviewing agency file information. Using the above criteria, and based upon a review of readily available information contained within the database report, AKT Peerless did not identify nearby sites that present a potential environmental risk to the subject property.

4.3 Regulatory Agency File and Records Review

4.3.1 MDEQ Resource Management Group (RMG)

AKT Peerless submitted a request to the MDEQ RMG to review available file information regarding waste management activities, permits, inspections and violations associated with the subject property.

AKT Peerless also reviewed the MDEQ RMG Waste Data System (WDS) for information regarding waste disposal operations at the subject property and the adjoining property to the north. The WDS tracks activities at facilities regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs.

Subject Property

According to the MDEQ RMG, no file information exists pertaining to the subject property.

The subject property was not listed on the MDEQ WDS database.

Adjoining Properties

The following information was provided by the MDEQ WDS for the adjoining property to the north. *County of Ingham Grady Porter Building, 303 W. Kalamazoo Street (north adjoining property)*

In 1995, the northern adjoining property was listed as a CESQG. No violations were identified.

4.3.2 MDEQ Remediation and Redevelopment Division (RRD)

AKT Peerless reviewed the RRD's Perfected Lien List dated January 24, 2014 to determine if environmental cleanup liens had been filed against the subject property.

AKT Peerless also referenced the MDEQ Storage Tank Information Database (SID) for information regarding the subject property and adjoining properties.



In addition, AKT Peerless submitted a request to the MDEQ RRD to review available file information regarding USTs, LUSTs, or other environmental records pertaining to the subject property and adjoining properties to the north and south.

Subject Property

According to the Perfected Lien List, the MDEQ does not have record of environmental cleanup liens filed against the subject property. Further, the subject property was not listed on the MDEQ SID.

The file information obtained from the MDEQ RRD pertaining to the subject property included a BEA for Parcel A prepared by AKT Peerless and dated March 10, 2008. See Section 4.4.3 for further discussion on the BEA.

Adjoining Properties

The adjoining properties were not identified on the MDEQ SID except for the following:

County of Ingham Grady Porter Building, 303 W. Kalamazoo Street (north adjoining property)
According to the SID, the following UST is registered to the northern adjoining property:

Adjoining Properties MDEQ RRD UST Details

Tank ID	Installation Date*	Tank Contents	Tank Capacity	Removal Date*	Tank Status
1	Unknown	Gasoline	Unknown	Unknown	Removed

^{*}An installation and removal date for the USTs are not specified on the SID database.

A confirmed release of unidentified substance was identified on the database with a discovery date of January 1, 1998. The status of the release is "open."

The following file information was obtained from the MDEQ RRD pertaining to the north adjoining property:

Environmental Oversight of Construction Report, prepared by Soils and Materials Engineers (SME), County of Ingham Grady Porter Building, 303 W. Kalamazoo Street (north adjoining property), dated January 10, 2000.

This report documents one confirmed release that was discovered on October 13, 1999, from one UST located at the northwest portion of the site, during construction of the existing structure. The release was based upon vapors and visual observations. This site was used as a former gasoline station and had three USTs. Based on subsurface sampling by SME, soil beneath the northwest part of the site was impacted benzene, toluene, ethylbenzene, xylene (BTEX) and lead. According to the document the extent of impact to the shallow soil has been defined to the south and east. The extent of impact to the north and west has not been defined. A total of approximately 4,247 cubic yards of impacted soil was removed and disposed between October 13 and 28, 1999 and December 7, 1999. During construction of the existing building, two historical hand dug wells were encountered that had not been plugged and abandoned properly. Soil and groundwater samples collected from the two wells indicated that debris in



the northern well was impacted with gasoline constituents. Soil and groundwater samples from the south well indicated elevated levels of lead. TCLP analysis indicated that the lead would not leach at unacceptable levels. Both wells were excavated to remove fill, plugged, and abandoned on October 28, 1999.

Remedial Action Plan, Limited Closure Report, Veterans Memorial Courts Facility, prepared by SME, 303 W. Kalamazoo Street (north adjoining property), dated January 7, 2003.

This report identified another source of contamination that appears to be originating off-site from the north and is comingling with the on-site contamination. This report also includes data from soil samples collected at various depths to approximately 40 feet below ground surface (bgs) from borings between the origin of contamination on the site and the subject property. The soil samples were analyzed for benzene, toluene, ethylbenzene, xylene (BTEX), methyl-tert-butylether (MTBE), polynuclear aromatics (PNAs) and lead. Results of the analysis indicated no exceedance of RCC.

No file information was available on the SWHS listing cited in Section 4.2.2 for the north adjoining property at 303 W. Kalamazoo Street. Because of the 2007 status indicating "Interim Response conducted –No further activities anticipated" it is AKT Peerless' opinion that this does not represent a significant data gap.

It is AKT Peerless opinion that this northern adjoining property does not represents a concern to the subject property based on the data indicating the extent of contamination has been delineated between the subject property and the source of contamination on the northern adjoining property.

4.3.3 Michigan Department of Licensing and Regulatory Affairs (LARA)

AKT Peerless contacted LARA's Storage Tank Division (STD) to review available records regarding registered storage tanks associated with the subject property and adjoining property to the north.

Subject Property

According to a response received from LARA, no USTs are registered to the subject property.

Adjoining Properties

County of Ingham Grady Porter Building, 303 W. Kalamazoo Street (northern adjoining property)

LARA provided AKT Peerless with records for the northern adjoining property. According to these records a gasoline UST was formerly located on the property. The UST was removed in October 1999. A confirmed release (C-1065-99) was reported based on vapors and visual observation. No information was provided on the installation date and size of the UST. This release was discussed in more detail in Section 4.3.2.

4.3.4 MDEQ Office of Oil, Gas and Minerals (OOGM)

AKT Peerless reviewed the MDEQ's GeoWebFace online geologic mapping program for oil and gas well records associated with the subject property; however, no records were identified.



4.4 Additional Environmental Record Sources

4.4.1 Local Health Department

The Ingham County Health Department provided records pertaining to the subject property. These records included a letter from the Michigan Department of Public Health to the Ingham County Health Department, dated January 29, 1985, that documents the presence of asbestos-containing materials (ACMs) in sampled pipe insulation at the 301 Lenawee Street address. No other suspect ACMs were sampled or referenced other than pipe wrap.

No other environmental concerns associated with the subject property are identified. No information on any current or former on-site potable wells and/or septic systems was provided.

4.4.2 Local Fire Department

The City of Lansing Fire Department records for the subject property indicate in several fire safety inspection reports that boiler rooms, mechanical rooms, electrical panel rooms, and stairwells were used for the storage of combustible materials.

4.4.3 Previous Environmental Reports

All previous environmental reports cited below are associated with Parcel A.

Phase I Environmental Site Audit, Snell Environmental Group, January 1991

A Phase I Environmental Site Audit of Parcel A was prepared for YMCA of Lansing by Snell Environmental Group, Inc. Snell Environmental Group's audit concluded that, other than a concern regarding asbestos, no further environmental investigation was recommended for Parcel A. The report described a substantial amount of asbestos-containing material (ACM) in the insulation, on the steam and hot and cold water lines, on the air handlers, the heat exchanger, some wall insulation, and in the green and brown floor tiles.

Report of Asbestos Evaluation, Snell Environmental Group, February 1991

A Report of Asbestos Evaluation of Subject Building 1 on Parcel A, dated February 1991, was prepared for YMCA of Central Lansing by Snell Environmental Group, Inc. The Report of Asbestos Evaluation concludes that there is a "small amount" of asbestos containing material found within Subject Building 1 (Parcel A) and all friable asbestos containing materials should be removed prior to renovation and demolition.

Transaction Screen, P.M. Environmental, March 1999

A Transaction Screen dated March 25, 1999 was prepared for Mr. Tony Fragale of YMCA of Lansing by PM Environmental, Inc. The Transaction Screen was performed for a vacant lot located at 319 West Lenawee Street, City of Lansing, Michigan. This property is now a portion of the subject property located west of the subject building. The transaction screen indicated that the structure on the property was demolished and fill material was brought onto the subject property in approximately 1998. This fill material originated from a gravel pit not known to contain contamination. According to the Transaction Screen, no demolition debris from the former structure remains at the subject property.



Phase I ESA, AKT Peerless, November 2007

AKT Peerless completed a Phase I ESA of the former YMCA property (Parcel A) on November 29, 2007 on behalf of Elle Enterprises, LLC. AKT Peerless' Phase I ESA included, but was not limited to, a site walkover, review of government records, assembly and review of data from area maps and directories, assessment of aerial photographs, and interviews with the site owner, others familiar with the subject property, and government officials. Upon review of the information collected, the following RECs were identified for the subject property:

- **REC 1** A machine shop was observed on the subject property on a 1913 fire insurance map. Hazardous substances and petroleum products may have been used in connection with this machine shop. Potential concerns associated with this historical use of the subject property include the potential for introduction of petroleum products and/or hazardous substances to the subject property via spills, releases and/or poor material handling/disposal practices.
- REC 2 Hazardous substances and petroleum products, as well as unidentified substances and containers exist on the subject property, especially within the basement of the Subject Building 1. AKT Peerless observed substances in unlabeled containers and evidence of leaking on the floor of the basement of the subject building. Due to the lack of electric lighting, AKT Peerless may not have had the opportunity to observe floor drains within the subject building.
- REC 3 The adjoining property to the north was used as a gasoline station between 1939 and 1970 and had contained three USTs. One confirmed release was discovered on October 13, 1999. Impacted soil was removed from the property in October 1999. According to a January 10, 2000 report prepared by SME, the extent of impact the leaking USTs made upon the soils found in the northwestern part of the site in the shallow soil has been defined to the south and east. The extent of impact to the north and west has not been defined. Soil and groundwater collected from two historical hand dug wells indicated that debris in the northern well was impacted with gasoline constituents. Soil and groundwater samples from the south well indicated elevated levels of lead.

In addition to the RECs noted above, the following areas of potential concern were also noted during AKT Peerless Phase I ESA:

- Based on the age of the subject building, fluorescent light ballasts noted during the site
 inspection may contain PCBs. It is AKT Peerless' opinion these fixtures represent a minimal
 environmental risk to the subject property. However, upon replacement of the fixtures during
 future renovations and/or demolition, the ballasts should be evaluated and, if PCB-containing,
 handled in accordance with applicable regulations.
- AKT Peerless was unable to determine if former structures on the subject property utilized water wells and/or septic systems.
- Natural gas was provided to the subject building beginning in at least 1977. Also, fire insurance maps from the years 1951, 1953, 1966, and 1972 depicted two vent pipes located on the subject building. The vent pipes may have been used for fuel oil storage tanks. The subject property has been developed with residential structures since at least 1898. It is possible that the subject building and/or former structures on the subject property utilized an alternative heating source (i.e. coal, fuel oil, wood, etc.) prior to the connection of natural gas.



- Based on the age of the subject building, hydraulic-powered elevators identified may contain PCBs. Upon future renovations and/or demolition, the hydraulic fluid should be evaluated and, if PCB-containing, handled in accordance with applicable regulations.
- A Phase I Environmental Site Audit was performed for the subject property in 1991. The audit
 reported a concern regarding asbestos containing materials within the subject building. The
 report described a substantial amount of asbestos containing material in the insulation, on the
 steam and hot and cold water lines, the air handlers, the heat exchanger, some wall insulation,
 and in the green and brown floor tiles.

Phase II Subsurface Investigation Report, AKT Peerless Environmental Services, February, 2008

To address the RECs identified in the November 2007 Phase I ESA, AKT Peerless conducted a Phase II subsurface investigation of Parcel A, which consisted of the following scope of work. At the time of the investigation the subject property was unoccupied and contained the existing structures.

- Conduct a geophysical survey of the western portion of the subject property, to identify
 potential areas of subsurface anomaly. Possible anomalies include backfilled basement locations
 and underground storage tanks (USTs);
- Advance five (5) soil borings within or related to anomalous areas identified in the geophysical survey, to a maximum depth of 20 feet below ground surface (bgs);
- Advance one soil boring to a maximum depth of 20 feet bgs at the subject property to evaluate REC 1, the former machine shop location and potential contamination associated with operations there. (This boring was also located within an area of an anomaly identified by the geophysical survey);
- Advance one boring to a maximum depth of twenty feet bgs and install one temporary
 monitoring well at the subject property to evaluate REC 3, the former gasoline station on the
 northern adjoining property. (This boring was also located in an area of an anomaly identified by
 the geophysical survey);
- Collect seven soil samples and one water sample;
- Submit the seven soil samples and one water sample to a fixed-base, independent laboratory for chemical analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc)
- Collect three QA/QC samples and submit to a fixed-base, independent laboratory for chemical analysis.

Laboratory analytical results exhibited concentrations of the following target analytes exceeding current Part 201 Residential Cleanup Criteria (RCC):

- Arsenic, chromium, mercury, selenium, silver, 2-methylnaphthalene, and naphthalene are
 present in soil at concentrations exceeding MDEQ Residential Drinking Water Protection (DWP)
 and/or Groundwater Surface Water Interface Protection (GSIP) criteria.
- Chromium, lead, mercury, and silver are present in groundwater at concentrations exceeding MDEQ Residential DW and/or Groundwater Surface Water Interface (GSI) criteria.



Based on the results of AKT Peerless' February 2008 Phase II ESA, the property meets the definition of a facility⁵, as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended. Soil and groundwater analytical results exceeding RCC criteria are is shown in Figure 4.

Baseline Environmental Assessment, Former YMCA Property, AKT Peerless, March 10, 2008

As a result of exceedance of the MDEQ Part 201 Residential GCC, a BEA of Parcel A was completed on behalf of the subject property owner, Elle Enterprises, LLC. The purpose of the BEA was to provide an exemption of liability for the cleanup of contamination above criteria. The BEA was submitted to MDEQ on March 12, 2008.

Section 7a Compliance Analysis, 301 Lenawee Street, AKT Peerless, March 13, 2008

This Section 7a Compliance Analysis (Due Care Plan) was completed of Parcel A on behalf of Elle Enterprises, LLC. The purpose of the Due Care Plan was to document measures to be undertaken by the property owner to prevent unacceptable exposure to site occupants or users from contamination. The BEA was completed subsequent to the Phase I ESA, dated November 2007, and Phase II ESA (subsurface investigation), was conducted in February 2008. At the time of this report, Parcel A was developed as it currently exists.

Pre-Demolition, Hazardous Materials Survey, Former YMCA, AKT Peerless, May 15, 2008

In May 2008, AKT Peerless conducted a Pre-Demolition Hazardous Material Survey of Subject Building 1 on Parcel A. Subject Building 2 on Parcel B was not included on the proposed development during the 2008 Survey. The purpose of the survey was to identify the presence of asbestos-containing building materials (ACBMs) and hazardous materials and substances. The results of the survey indicated that asbestos-containing building materials (ACBMs) are present that will require abatement prior to demolition. AKT Peerless also observed unlabeled containers in the basement of the building that will require proper characterization and removal.

Based on the age of Subject Building 2 on Parcel B (1876) and prior dental care processes, the potential exists for ACBMs and hazardous materials to be present in this structure as well. AKT Peerless has been retained to complete an Asbestos and Hazardous Material Survey of both structures, which is currently underway. The results of the survey will be provided under separate cover.

AKT Peerless was not provided with copies of other reports that document previous investigations or assessments of the subject property, nor did AKT Peerless identify the existence of such documents during this assessment.

A copy of the previous environmental reports prepared by AKT Peerless, cited above, with the exception of the 2008 *Pre-Demolition, Hazardous Materials Survey* are presented in Appendix H. Environmental reports prepared by others are provided as an attachment to AKT Peerless' November 2007 Phase I ESA.

⁵ "Facility" means any area, place, or property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located.



4.5 Historical Use Information

The objective of reviewing historical sources is to: (1) develop a history of previous uses or specific occupancies of the subject property, (2) identify those uses or specific occupancies that are likely to have led to potential environmental concerns at the subject property, and to the extent identifiable, at adjoining properties, and (3) identify obvious uses of the subject property from the present, back to the property's *obvious* first developed use, or back to 1940, whichever is earlier.

Historical Summary – Subject Property

The following table summarizes the general development and use of the subject property, as identified by AKT Peerless based on the referenced data sources:

Subject Property Historical Use Summary

Time Period	Improvements: (Parcels A and B)	Use	Owner / Occupant	Data Source(s)
1898	Nine residences, five detached buildings, and one building labeled "carpenter"	Residential	Unknown	Fire insurance maps
1899-1906	Nine residences, four detached buildings, and one outhouse	Residential	Unknown	Fire insurance maps
1907-1913	Nine residences, one detached building, one building labeled carpenter and machine shop, and one outhouse	Residential / Machine shop	Unknown	Fire insurance maps City directories
1914-1941	Aerials distorted and no Sanborn Map Coverage	Residential	S. Frances Moores, Nellie Freeman Stewart, and Carl C. Randall and wife	Previous reports City directories Aerial photographs
1942-1949	Aerials distorted and no Sanborn Map Coverage	Residential	various including Ransom Fidelity Co / R.E. Olds Company	Previous reports City directories
1950-1952	YMCA building, seven residences, three detached buildings, and one outhouse	Residential / Recreational	various including Young Men's Christian Association	Fire insurance maps Previous reports Aerial photographs
1953	YMCA building, six residences three detached buildings, one office, and one outhouse	Residential / Recreational	various including Young Men's Christian Association	Fire insurance maps Previous reports



Time Period	Improvements: (Parcels A and B)	Use	Owner / Occupant	Data Source(s)
1954 -1966	YMCA building with an addition, three residences, two detached buildings, one office, one residence/office with a parking lot, and one outhouse	Residential / Recreational	various including Young Men's Christian Association	Fire insurance maps Previous reports City directories Aerial photographs
1967 -1990	YMCA building with an addition, one office, two residences/office with a parking lot, two detached buildings, and one outhouse.	Residential / Recreational	various including Young Men's Christian Association	Fire insurance maps Municipal records Previous reports City directories Aerial photographs
1991-1997	YMCA building, and two residences/office	Residential / Recreational	various including Young Men's Christian Association	Fire insurance maps Municipal records Previous reports City directories Aerial photographs
1998 -2002	YMCA building /one residence	Residential / Recreational	Young Men's Christian Association	Municipal records Previous reports City directories
2003 - present	vacant YMCA building / one residence	Unoccupied	Young Men's Christian Association	Municipal records City directories Interviews Site reconnaissance

Historical Summary – Adjoining Properties

The adjoining properties were residential from the late 1890s with a transition to a mix of residential and commercial use over time. As discussed in Sections 4.2.2, 4.3.2, and 4.4.3, the northwest portion of the north adjoining property was a gasoline filling station from at least 1939 to 1970.

4.5.1 Aerial Photographs

AKT Peerless obtained aerial photographs for the subject property from EDR. AKT Peerless' observations noted during the review of these photographs are summarized in the following table. Photocopies of select aerial photographs are presented as Appendix E.

Subject Property Aerial Photography Summary

Photograph Dates	Observations (Subject Property: Parcels A and B)	Potential Environmental Concerns
1938	The subject property is shown containing residential structures.	None observed



Photograph Dates	Observations (Subject Property: Parcels A and B)	Potential Environmental Concerns
1950, 1955 1963, 1970, 1981	The subject property is shown containing Subject Building 1 on Parcel A, residential structures, and parking areas.	None observed
1986	The subject property is shown containing Subject Building 1 on Parcel A with south addition, three residential structures (south and west of Subject Building 1 on Parcel A, and existing Subject Building 2 on Parcel B) on the subject property, and parking areas.	None observed
1993, 1995, 1997	The subject property is shown containing Subject Building 1 on Parcel A with south addition, two residential structures (west of Subject Building 1 on Parcel A, and existing Subject Building 2 on Parcel B) on the subject property, and parking areas.	None observed
2005, 2006, 2009, 2012	The subject property is shown as it currently exist containing Subject Building 1 on Parcel A with south addition, and Subject Building 2 on Parcel B on the subject property, and parking areas.	None observed

AKT Peerless' review of historical aerial photographs of the adjoining properties is summarized in the following table.

Adjoining Property Aerial Photography Summary

Photograph Dates	Potential Environmental Concerns (Adjoining Properties)
1938-2012	No obvious evidence or indications of recognized environmental conditions or other potential environmental concerns were noted with respect to the adjoining properties during AKT Peerless' review of the referenced aerial photographs, except for the presence of a filling station existed on the northwestern portion of the northern adjoining property in aerial photographs taken in 1955, 1963 and 1970.

4.5.2 Fire Insurance Maps

AKT Peerless obtained fire insurance maps for the subject property from EDR. AKT Peerless' observations noted during the review of these maps are summarized in the following table. Photocopies of the referenced maps are presented in Appendix F.



Subject Property Fire Insurance Maps Observations

Map Dates	Observations (Subject Property)	Potential Environmental Concerns
1898	The subject property is shown containing ten residences and six detached buildings. One of the detached buildings is labeled "carpenter".	None observed
1906	The subject property is shown containing nine residences, one outhouse, and four detached buildings.	None observed
1913	The subject property is shown containing nine residences, one outhouse, one detached garage, one building labeled "carpentry" and one building labeled machine shop.	None observed
1951	The subject property is shown containing a YMCA, seven residences (two with attached garages), four detached garages, and one outhouse.	None observed
1953	The subject property is shown containing a YMCA, one office, five residences (two with attached garages), three detached garages, and one outhouse.	None observed
1966	The subject property is shown containing a YMCA with an addition, one office, three residences (one with an attached garage), one structure used as a residence and office, a parking area, two detached garages and an outhouse.	None observed
1972	The subject property is shown containing a YMCA, one office, two structures used as a residence and office, a parking area, two detached garages and an outhouse.	None observed

AKT Peerless' review of historical fire insurance maps of the adjoining properties is summarized in the following table:

Adjoining Properties Fire Insurance Maps Observations

Map Dates	Potential Environmental Concerns (Adjoining Properties)
1898, 1906, 1913, 1951, 1953, 1966, 1972	No obvious evidence or indications of recognized environmental conditions or other potential environmental concerns were noted with respect to the adjoining properties during AKT Peerless' review of the referenced maps, with the exception of the existing north adjoining property that had a gasoline filling station at the northwest corner of that site in the 1951, 1953, and 1966 maps.

4.5.3 City Directories

City Directories from various years between 1912 through 2013 were obtained from EDR. The purpose of this review was to determine the past occupancy of the subject property. Directories were reviewed in



approximately 5-year intervals, or as available. Information obtained from the reviewed directories is summarized in the following table:

City Directories Data

Year	Address	Listing
1912	500 Townsend Street	Residence
	520 Townsend Street	Residence
	524 Townsend Street	No listing
	526 Townsend Street	Vacant
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	Residence
	323 W. Lenawee Street	Residence
	327 W. Lenawee Street	Residence
	507 S. Walnut Street	Residence
	513 S. Walnut Street	Residence
	515 S. Walnut Street	Residence
	523 S. Walnut Street	Residence
1919	500 Townsend Street	Residence
	520 Townsend Street	Residence
	524 Townsend Street	No listing
	526 Townsend Street	Residence
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	Residence
	323 W. Lenawee Street	Residence
	327 W. Lenawee Street	Residence
	507 S. Walnut Street	Vacant
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	Residence
1926	500 Townsend Street	Residence
	520 Townsend Street	Residence
	524 Townsend Street	No listing
	526 Townsend Street	Residence
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	Residence
	323 W. Lenawee Street	Residence
	327 W. Lenawee Street	Residence
	507 S. Walnut Street	Residence
	513 S. Walnut Street	Vacant
	515 S. Walnut Street	Residence
	523 S. Walnut Street	Residence
1933-1934	500 Townsend Street	Vacant
	520 Townsend Street	Residence
	524 Townsend Street	No listing
	526 Townsend Street	Residence
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	Residence
	323 W. Lenawee Street	Residence



Year	Address	Listing
	327 W. Lenawee Street	Residence
	507 S. Walnut Street	Residence
	513 S. Walnut Street	Vacant
	515 S. Walnut Street	Vacant
	523 S. Walnut Street	Residence
1939	500 Townsend Street	Residence
	520 Townsend Street	Residence
	524 Townsend Street	No listing
	526 Townsend Street	Residence
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	Residence
	323 W. Lenawee Street	Residence
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	Residence
	513 S. Walnut Street	No listing
	515 S. Walnut Street	Residence
	523 S. Walnut Street	Residence
1945	500 Townsend Street	Vacant
	520 Townsend Street	Residence
	524 Townsend Street	No listing
	526 Townsend Street	Residence
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	Residence
	323 W. Lenawee Street	Residence
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	Residence
	513 S. Walnut Street	No listing
	515 S. Walnut Street	Residence
	523 S. Walnut Street	Residence
1949-1950	500 Townsend Street	Construction
	520 Townsend Street	Residence
	524 Townsend Street	No listing
	526 Townsend Street	Residence
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	Dental office
	323 W. Lenawee Street	Residence
	327 W. Lenawee Street	Residence
	507 S. Walnut Street	Residence
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	Residence
1955	500 Townsend Street	No listing
	520 Townsend Street	Communications Workers of America
	524 Townsend Street	Vacant
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Dental office
	323 W. Lenawee Street	Residence
	327 W. Lenawee Street	Residence



Year	Address	Listing
	507 S. Walnut Street	Residence
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	Residence
1961	500 Townsend Street	No listing
	520 Townsend Street	Communications Workers of America
	524 Townsend Street	Law Firm
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Residence
	323 W. Lenawee Street	YMCA parking
	327 W. Lenawee Street	Residence
	507 S. Walnut Street	YMCA office
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	Residence
1965	500 Townsend Street	YMCA
	520 Townsend Street	YMCA
	524 Townsend Street	Michigan Catholic Conference
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Michigan State Association of Supervisors
	323 W. Lenawee Street	YMCA parking
	327 W. Lenawee Street	No Listing
	507 S. Walnut Street	YMCA parking
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	Residence
1970	500 Townsend Street	No listing
	520 Townsend Street	YMCA
	524 Townsend Street	Vacant
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Michigan State Association of Counties
	323 W. Lenawee Street	YMCA parking
	327 W. Lenawee Street	No Listing
	507 S. Walnut Street	No listing
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing
1975, 1980	500 Townsend Street	No listing
	520 Townsend Street	YMCA
	524 Townsend Street	Dental Office
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Michigan State Association of Counties
	323 W. Lenawee Street	No Listing
	327 W. Lenawee Street	No Listing
	507 S. Walnut Street	No listing



Year	Address	Listing
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing
1985	500 Townsend Street	Stephen A. Partington Education Center Building
	520 Townsend Street	Retiree Service Center
	524 Townsend Street	Dental Office
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Michigan Association of Counties
	323 W. Lenawee Street	No listing
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	No listing
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing
1990	500 Townsend Street	No listing
	520 Townsend Street	No listed
	524 Townsend Street	Dental Office
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Community Mental Health Board
	323 W. Lenawee Street	No listing
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	No listing
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing
1994	500 Townsend Street	No listing
	520 Townsend Street	No listing
	524 Townsend Street	Dental Office
	526 Townsend Street	Dental Office
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Michigan Association of Community Health
	323 W. Lenawee Street	No listing
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	No listing
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing
1999	500 Townsend Street	No listing
	520 Townsend Street	No listing
	524 Townsend Street	Dental Office
	526 Townsend Street	Capitol Services Incorporated
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Michigan Association of Community Health
	323 W. Lenawee Street	No listing
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	No listing
	513 S. Walnut Street	No listing



Year	Address	Listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing
2003	500 Townsend Street	No listing
	520 Townsend Street	No listing
	524 Townsend Street	Dental Office
	526 Townsend Street	Capitol Services Inc./Michigan NOW
	301 W. Lenawee Street	YMCA
	319 W. Lenawee Street	Michigan Association of Community Health
	323 W. Lenawee Street	No listing
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	No listing
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing
2008, 2013	500 Townsend Street	No listing
	520 Townsend Street	No listing
	524 Townsend Street	No listing
	526 Townsend Street	No listing
	301 W. Lenawee Street	No listing
	319 W. Lenawee Street	No listing
	323 W. Lenawee Street	No listing
	327 W. Lenawee Street	No listing
	507 S. Walnut Street	No listing
	513 S. Walnut Street	No listing
	515 S. Walnut Street	No listing
	523 S. Walnut Street	No listing

AKT Peerless also reviewed city directories for select adjoining properties to determine their past occupancy. No obvious or potential environmental concerns associated with historical occupants of the adjoining properties were noted, except for the following:

• 327 W. Kalamazoo Street, adjoining to the north, was listed as gasoline filling station in the 1939 through 1970 directories.

In AKT Peerless' opinion, this adjoining property does not represent a REC to the subject property. See Section 4.3.2 for further discussion on this property.

4.5.4 Assessing Department Records

AKT Peerless reviewed assessing department records for the subject property. The records did not contain any information that could indicate potential environmental concerns associated with the subject property. Assessing records indicate that Subject Building 1 was constructed in 1951; however, the cornerstone on the building and all other supporting documentation indicate construction of the building began in 1949 and was significantly complete by 1950. Therefore, throughout this report, the construction date of Subject Building 1 is referred to as "1949-50".



4.5.5 Building Department Records

AKT Peerless reviewed building records for the subject property from the City of Lansing Building Department. Records consisted of various building permits issued to the subject property (Parcels A and B). No additional information that could indicate potential environmental concerns associated with the subject property was found in the records.

4.5.6 Recorded Land Title Records

Unless otherwise noted, AKT Peerless did not identify or research any recorded land title records for the subject property.

4.5.7 Other Historical Information

AKT Peerless did not identify any other relevant historical information for the subject property.

5.0 Interviews

5.1 Interview with Subject Property Owner

AKT Peerless interviewed Mr. Daniel Essa, representing Y-Site, LLC, the current owner, regarding knowledge of the subject property and provided an owner questionnaire. No information was reported that would be considered material to identifying recognized environmental conditions in connection with the subject property, except for reference to his knowledge that the subject property (Parcel A) had a former machine shop and a previous Phase II subsurface investigation identified contaminated soil on the subject property.

5.2 Interview with Key Site Manager

A key site manager was not interviewed during the course of this assessment.

5.3 Interview with Subject Property Occupant(s)

There are no occupants at the subject property.

5.4 Interview(s) with Others

AKT Peerless did not conduct interviews with others during this assessment because the historical use of the subject property has been identified. Further, interviews with the occupants of adjoining and nearby properties were not conducted because the subject property is not considered abandoned, as referenced by ASTM.

6.0 Subject Property Reconnaissance

6.1 Methodology and Limiting Conditions

The subject property reconnaissance consisted of visual and physical observations of the subject property. AKT Peerless visually and/or physically observed the periphery of the subject property. In addition, AKT Peerless observed the subject property from all adjacent public thoroughfares. AKT Peerless viewed the subject property following a grid pattern designed to cover representative portions of the unimproved areas.



Steve Luzkow of AKT Peerless conducted the subject property reconnaissance on April 7, 2014. AKT Peerless encountered the following project specific facts or conditions that limited our ability to access the subject property:

• The basement of Subject Building 1 on Parcel A was flooded with water. Therefore, visual observations of the basement were limited.

6.2 General Subject Property Setting and Operations

Parcel A: The subject property consists of a large, six-story, vacant residential/recreational building with basement, paved parking areas and driveways, and landscaped areas. In general, the subject property sits at a higher elevation than the adjoining property to the east and is level with the adjoining properties to the north, south, and west. AKT Peerless did not observe operations at the subject property, which has been vacant since January 2003.

Parcel B: The subject property consist of a two-story residential/office building with basement, with paved driveway and landscaped area.

6.3 Observations

6.3.1 Hazardous Substances and Petroleum Products

AKT Peerless did not observe hazardous substances or petroleum products at the subject property.

6.3.2 Hazardous and Non-Hazardous Waste

AKT Peerless did not observe hazardous or non-hazardous waste at the subject property. Abandoned containers were encountered in the basement of Subject Building 1 during AKT Peerless' previous Phase I ESA. Entry to the basement was not possible due to flooding.

In Subject Building 2, a container of chlordane and several 1-gallon containers of paint were observed in in the basement. AKT Peerless has been retained to complete an updated Asbestos and Hazardous Materials Survey of both structures, which is currently underway. The results of the survey will be provided under separate cover. This issue is discussed in more detail (refer to REC 2) in the Executive Summary and Section 8.1.

6.3.3 Storage Tanks

AKT Peerless observed evidence of current or former UST systems (e.g., vent pipes, fill ports, dispensing pumps, patched pavement, etc.) at the southeastern portion of the subject property. A piping and a switch system potentially indicative of a fuel oil tank was observed at the exterior of the southeast portion of Subject Building 1. The potential for releases from a historic or existing UST represents a REC.

AKT Peerless did not observe evidence of current or former aboveground storage tank (AST) systems (e.g., stands, secondary containments, etc.) at the subject property.

6.3.4 Unidentified Substances/Containers

AKT Peerless did not observe evidence of unidentified substances or other suspect containers on the subject property. Abandoned containers were encountered in the basement of Subject Building 1 during AKT Peerless' previous Phase I ESA. AKT Peerless has been retained to complete an updated Asbestos and Hazardous Materials Survey of both structures, which is currently underway. The results of the



survey will be provided under separate cover. Entry to the basement of Subject Building 1 was not possible due to flooding. It is AKT Peerless' opinion that the inability to inspect the basement of this building represents a data gap. However, the significance of this data gap cannot be verified until the basement water is removed. This issue is discussed in more detail (refer to REC 2) in the Executive Summary and Section 8.1.

6.3.5 Potential Polychlorinated Biphenyl (PCB) Containing Electrical Equipment

AKT Peerless inspected the subject property for the presence of liquid-cooled electrical units such as transformers and large capacitors. Such units are notable since they may be potential sources of PCBs. AKT Peerless did not observe suspect PCB-containing equipment at the subject property, except for the following:

Potential PCB-Containing Electrical Equipment

Source Description	Source Location	Responsibility	Observations
Three pole-mounted transformers	Northeastern and southern property boundary of Parcel A	LBWL	No evidence of a release

AKT Peerless observed three pole-mounted transformers on the northern portion of the northeastern and southern property boundary of Parcel A. The transformers are the responsibility of Lansing Board of Water and Light. In the event of a release incident, Lansing Board of Water and Light will repair the damaged or leaking electrical unit(s), and return the quality of the affected soil and groundwater, if any, to its pre-release condition. AKT Peerless did not observe evidence or indication of oil stains, leaks, or spills near the transformer.

AKT Peerless observed one hydraulic-powered passenger elevator in the western part of the subject building. According to historic fire insurance maps, two elevators exist within the subject building. AKT Peerless did not note obvious evidence of a release from the elevator system. Given the subject building's date of construction (1950), the elevators' hydraulic fluids may contain PCBs. Due to flooding in the basement of Subject Building 1, AKT Peerless was unable to adequately assess the elevator equipment room. This issue is discussed in more detail (refer to REC 2) in the Executive Summary and Section 8.1.

6.3.6 Interior Staining / Corrosion

AKT Peerless did not observe interior staining or corrosion within the subject building. The basement was flooded and was not observed.

6.3.7 Drains and Sumps

AKT Peerless did not observe drains or sumps in the subject building. The basement was flooded and was not observed.

6.3.8 Discharge Features

Storm water that falls upon the subject property appears to evaporate, percolate directly into the ground to discharge to storm water drains located within the parking lot of the subject property.



6.3.9 Pits, Ponds, and Lagoons

AKT Peerless did not observe pits, ponds, or lagoons at the subject property.

6.3.10 Solid Waste Dumping / Landfilling

AKT Peerless did not observe evidence of solid waste dumping or landfilling at the subject property.

6.3.11 Stained Soil, Stressed Vegetation, Stained Pavement

AKT Peerless did not observe any evidence of stained soil, stressed vegetation, or stained pavement at the subject property.

6.3.12 Well and Septic Systems

AKT Peerless did not observe physical evidence or indication of wells or septic systems at the subject property.

6.3.13 Other Observations

AKT Peerless did not observe evidence of other potential environmental concerns at the subject property.

6.3.14 Adjoining Properties

Based on AKT Peerless' visual observations, the current uses of the adjoining properties do not appear to pose an environmental concern to the subject property.

6.4 Non-ASTM Scope Considerations

In accordance with HUD requirements, AKT Peerless evaluated other potential environmental conditions (i.e., further areas of possible business/environmental concern and/or liability) that are outside the scope of ASTM Standard Practice E 1527-13.

6.4.1 Potential Vapor Encroachment Conditions

AKT Peerless performed a Tier I and non-invasive Tier II Vapor Encroachment Screen (VES) of the subject property in accordance with ASTM 2600-10. The following table summarizes the identified potential vapor encroachment concerns (pVECs) and the result of AKT Peerless' evaluation:

Potential Vapor Encroachment Conditions (pVEC)	Current Address and Location	Screening Assessment Level Completed	Result*
Former machine shop (1913 Sanborn Map).	301 W. Lenawee Street, northwest portion of Parcel A	Tier I and non- invasive Tier II	Intrusive Tier II recommended
Former gasoline filling station (1939-1970).	303 W. Kalamazoo Street, northwest portion of north adjoining property.	Tier I and non- invasive Tier II	No further investigation

^{*:} pVECs were eliminated based distance from the subject property, soil conditions in the area, the presence of utility corridors creating a preferential pathway between the property of concern and the subject property, groundwater flow direction, and previous analytical results.



6.4.2 Airport Clear Zones

The subject property is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet of the end of a military airfield runway. Therefore, the subject property is not located within an Airport Clear Zone.

6.4.3 Noise

The subject property is located within 1,000 feet of one major road (Interstate I-496) and is within five miles of one civil airport (Capital City Airport). Therefore, AKT Peerless conducted a noise analysis of the subject property, based on the Department of Housing and Urban Development's (HUD) document titled "The Noise Guidebook". The results of AKT Peerless' analysis indicated that noise levels from Interstate I-496 would have a Day-Night Average Sound Level (DNL) of 62.36 decibels (dB) and the noise levels from airport would be < 55 dB. Therefore, the subject property will have a total DNL of 62.36dB. This level is considered "Acceptable" for noise levels for residential dwellings. Refer to Appendix I for a copy of AKT Peerless' HUD Noise Assessment.

6.4.4 Lead-Based Paint

Subject Building 1 on Parcel A was constructed in 1949/50 and Subject Building 2 on Parcel B was constructed on 1876. Based on the date of construction, there is potential that the paint at both subject buildings is lead-based. Since the subject buildings will be demolished prior to the proposed redevelopment, no sampling was performed as a part of the assessment. AKT Peerless recommends that engineering controls be implemented for demolition work on identified suspect painted surfaces that may be cut with a torch, welded, sawed, or otherwise cut. This issue will be discussed in more detail in the Asbestos and Hazardous Material Survey, which is being prepared under a separate cover.

6.4.5 Suspect Asbestos Sources

AKT Peerless noted observable materials (e.g., materials that are readily accessible and visible without dismantling permanent structures, such as walls, floors, and plaster ceilings) that may contain asbestos. AKT Peerless has been retained to complete an Asbestos and Hazardous Materials Survey of both structures, which is currently underway. The results of the survey will be provided under separate cover.

6.4.6 Formaldehyde Insulation

No suspect formaldehyde insulation was observed in the subject building during AKT Peerless' site assessment. However, formaldehyde insulation could be located in unobservable areas within the buildings (i.e., behind walls and above ceilings). AKT Peerless has been retained to complete an Asbestos and Hazardous Materials Survey of both structures, which is currently underway. The results of the survey will be provided under separate cover.

6.4.7 Floodplain

AKT Peerless did not observe any water bodies on or near the subject property during the site reconnaissance. In addition, AKT Peerless reviewed a Flood Insurance Rate Map (Map Number 26065C0131D), published by the Federal Emergency Management Agency (FEMA) in August 16, 2011, to determine if the subject property is located within a 100-year flood zone. According to the FEMA map, the subject property is not located within a 100-year flood zone, and is located in an area determined to be outside of the 500-year floodplain. The subject property is located in an area of Minimal Flood Risk (Unshaded Zone X), which is outside the 1-percent and 0.2-percent-annual-chance floodplains. No Base Flood Elevation (BFE) or base flood depths are shown within these zones (Unshaded Zone X is used on



new and revised maps in place of Zone C). A copy of the Flood Insurance Rate Map is provided in Appendix F.

6.4.8 Wetland

AKT Peerless did not observe obvious evidence of potential wetlands on the subject property during property reconnaissance activities. In addition, AKT Peerless' review of the National Wetlands Inventory Map, published by the United States Fish and Wildlife Service, indicated that no wetland areas are located at the subject property. A copy of the wetland map is provided in Appendix F.

6.4.9 Explosive or Flammable Hazards

An explosive or flammable hazard is defined as a stationary container that stores, handles, or processes explosive or fire-prone substances, such as liquid propane or gasoline. The subject property is not located within the immediate vicinity of hazardous industrial operations handling fuel or chemicals of an explosive or flammable nature. In addition, within a one mile radius of the subject property, there is no direct line of sight from any part of the subject property to any such hazard.

6.4.10 Pipelines and Towers

The subject property is not located within the easement of any overhead high voltage transmission lines and is outside the engineered fall distance of any support structure for high voltage transmission lines, radio antennae, satellite towers, cellular towers, etc.

In addition, the subject property is not located near any oil or gas wells, sour gas wells, or slush pits. Further, AKT Peerless found no documentation pertaining to oil and gas wells associated with the subject property or adjoining properties.

AKT Peerless did not identify the presence of any petroleum pipelines on or near the subject property. Therefore, in accordance with HUD guidance, there are no required building set-backs.

6.4.11 Radon Gas

Review of the USEPA's Radon Map for Ingham County, Michigan indicates the subject property is located within Zone 2, which contains areas with a predicted average indoor radon screening level of between 2 and 4 pCi/L (picoCuries per liter of air). HUD requires that all new constructions be evaluated by a Radon Professional.

The subject property has not been evaluated by a radon professional. Therefore, post-construction radon testing and reporting by a radon professional will be conducted. Alternatively, a presumptive remedy may be considered for installation during construction.

6.4.12 Sole Source Aquifer Recharge Areas

Based on review of the Designated Sole Source Aquifers National Map, published by the USEPA, the subject property is not located in an area with a sole source aquifer. Further, municipal water and sanitary sewer services are available to the subject property.

6.4.13 Historic Preservation

The subject property was not identified as a designated historic structure; however, it is located in the Downtown Lansing Historic District, which is listed in the National Register of Historic Places. Subject Building 1 on Parcel A and Subject Building 2 on Parcel B are greater than 50 years old. The Hart-Kennedy House located south of the subject property at 606 Townsend Street, is listed on the State of Michigan



Historic Sites Database (Site ID P23412). According to the database, this site was last used as a residence from, the mid-1880s through 1951. It was extensively remodeled in 1951 when it was sold to a medical society, and has been owned and operated as state headquarters of the Michigan Democratic Party from 1977 through present. The southern, eastern and western adjoining properties were developed with the existing buildings at least 50 years ago. Therefore, AKT Peerless submitted a Section 106 Application to the State Historic Preservation Office (SHPO) to determine if the proposed development will have an effect on the subject buildings, adjoining, and nearby potential historic properties and structures. According to a response received from SHPO, Subject Building 1 on Parcel A is located in the Downtown Lansing Historic District which is listed in the National Register of Historic Places. Therefore, SHPO concluded that the proposed development meets the criteria of adverse effect since the undertakings will result in physical destruction of, or damage to, all or part of the property. SHPO's response included attachments regarding responsibilities and obligations for the project. Refer to Appendix K for a copy of SHPO's response.

6.4.14 Coastal Barriers

According to the US Fisheries and Wildlife (USFW) Coastal Barrier Resource System, the subject property is not located within a designated coastal barrier of the Atlantic Ocean, Gulf of Mexico, or the Great Lakes.

6.4.15 Coastal Zone Management

According to the MDEQ Coastal Boundary Map, the subject property is not located in a designated Coastal Management Zone.

6.4.16 Endangered and Threatened Species or Habitat

AKT Peerless reviewed the USFW's threatened and endangered species list to determine if endangered or threatened species are located at or near the subject property. According to the website; the Indiana Bat and Northern Long-Eared Bat are known to have habitat in Ingham County. However, the subject property is located in an urban area of Lansing and the proposed redevelopment is not likely to jeopardize the continued existence of threatened or endangered species, or destroy or adversely modify critical habitat.

6.4.17 Farmland Protection

The Farmland Protection Policy Act (FPPA) of 1981 requires Federal Agencies to minimize the extent to which their programs contribute to commitment if farmland is converted to nonagricultural use. United States Department of Agriculture (USDA) Regulations implementing the FPPA require Federal agencies to prepare a Farmland Conversion Impact Rating when a proposed subject property may convert farmlands to non-agricultural uses. The subject property is located in an urban area and does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the Department of Agriculture, Natural Resource Conservation Service (NRCS).

6.4.18 Wild and Scenic Rivers

According to the Michigan Wild and Scenic River website, the subject property is not located in a wild and scenic river area.

6.4.19 Air Quality

According to the November 2011 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the MDEQ Air Quality Division, the entire State of Michigan is currently an



attainment area for carbon monoxide, nitrogen dioxide, sulfur dioxide, ozone, particulate matter less than 10 microns, and lead with exceptions outside Ingham County. The proposed development includes a mix of commercial and residential units. Therefore, it does not appear the proposed redevelopment will have a negative effect on the current air quality conditions in the area, with the exception of minimal short term impact during construction activities. Appropriate methods will be used to minimize the effect on air quality during construction activities.

6.4.20 Environmental Justice

The subject property is not located in an area of known adverse health and environmental conditions. Therefore, the proposed development is not likely to raise environmental justice issues.

6.4.21 Unique Natural Features and Areas

The subject property is not located near natural features (i.e. coastal bluffs, waterfalls, or cliffs) or near public or private scenic areas. In addition, other unique natural resources are not visible on or in the vicinity of the subject property.

6.4.22 Soil Stability, Erosion, and Damage

There is no evidence of slope erosion or unstable slope conditions on or near the site. In addition, there is no evidence of ground subsidence.

6.4.23 Nuisances and Hazards

There is no evidence that the subject property will be affected by natural or built hazards (i.e. cliffs, bluffs, crevices, hazardous terrain, dangerous intersections, inadequate street lighting, etc.) or nuisances (i.e. odors, vacant/boarded up buildings, unsightly land uses, vermin infestations, etc.).

6.4.24 Schools, Parks, Recreation, and Social Services

No significant impact on the number of children attending public schools is expected. The City of Lansing has adequate educational facilities with multiple early childhood development centers, elementary schools, middle schools, and high schools. There are at least three schools located within one mile of the project area.

There is adequate access to social services including health care, family services, etc. within five miles of the project area. The redevelopment will not eliminate any pre-existing and operational recreational facilities and a municipal park is located at the northeastern adjoining property; therefore, future residents will likely utilize these facilities.

6.4.25 Emergency Health Care, Fire, and Police Services

Emergency health care providers, police and fire services are located within a reasonable proximity to the subject property and have the capability to service the property based on the proposed redevelopment.

6.4.26 Commercial/Retail and Transportation

Commercial and retail stores are located within ¼ mile of the subject property. Further, the Capitol Area Transportation Authority (CATA) provides public transportation to the area.



7.0 Findings and Opinions

In the professional opinion of AKT Peerless, an appropriate level of inquiry has been made into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability. We have performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Standard Practice E 1527-05, AAI 40 CFR Part 312, and HUD Environmental Review Requirements. Any exceptions to, or deletions from, this practice are described in Section 9 and Appendix A of this report.

Presented in the Sections below are AKT Peerless' findings and opinions regarding any evidence of known or suspected RECs, HRECs, de minimis conditions, potential concerns, and instances of data gap. For purposes of presenting relevant findings and insight into AKT Peerless' reasoning, AKT Peerless' summary also includes presenting those relevant findings that, after further consideration and research, were not determined to be a REC, and therefore, are not included in AKT Peerless' conclusions and recommendations presented in Section 9.0.

7.1 Known or Suspect RECs, Historical RECs, Controlled RECs, Potential Concerns, and De Minimis Conditions

During AKT Peerless' November 2007 Phase I ESA several RECs were identified at Parcel A at the subject property, which were later evaluated during AKT Peerless' February 2008 Phase II investigation. These previous investigations were summarized in Section 4.4.3 of this Phase I ESA. In many cases, the results of the Phase II investigation and subsequent evaluation did not reveal the presence of contamination at the subject property. In those cases, the previously identified REC is considered adequately addressed and is no longer considered a REC. This assessment has revealed no known or suspect RECs, HRECs, potential concerns, and de minimis conditions associated with this subject property, except for the following:

- FINDING 1 A machine shop was observed on the subject property on a 1913 fire insurance map. Hazardous substances and petroleum products may have been used in connection with this machine shop. Potential concerns associated with this historical use of the subject property include the potential for introduction of petroleum products and/or hazardous substances to the subject property via spills, releases and/or poor material handling/disposal practices. A February 2008 Phase II investigation identified the presence of chromium, mercury, selenium, silver, 2-methylnaphthalene, and naphthalene in soil at concentrations exceeding MDEQ Residential Drinking Water Protection (DWP), and/or Groundwater Surface Water Interface Protection (GSIP) criteria. Chromium, lead, mercury, and silver were detected in groundwater at concentrations exceeding MDEQ Residential DW and/or GSI criteria. Therefore, the property meets the definition of a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Michigan PA 451, 1994, as amended. The "facility" status of the subject property represents a REC and pVEC.
- FINDING 2 AKT Peerless was unable to fully access the basement of Subject Building 1 on Parcel A during this Phase I ESA due to the presence of standing water and ice in the basement. It is AKT Peerless' opinion that the inability to inspect the basement of this building represents a data gap. However, the significance of this data gap cannot be verified until the basement water is removed to observe current conditions. Due to the volume of water in the basement of the building, the Developer intends to dewater the basement prior to HUD Firm Commitment and install temporary sump pumps to assure the basement does not re-



accumulate water. At that time, AKT Peerless will conduct an inspection of the basement to assess and document current conditions. To accomplish these activities AKT Peerless will collect water samples during the Phase II ESA investigation to determine if contaminants exist in concentrations of concern and facilitate the proper handling and disposal approval to manage the water removal. Finally, the basement will be thoroughly inspected once the standing water has been removed to assess the materiality of REC 2.

- **FINDING 3** During the site reconnaissance two wall brackets with copper piping and an electrical switch was identified at the east portion of Subject Building 1 facing Townsend Street. The pipes and switch are characteristic features associated with the potential presence of a fuel oil tank. The potential for releases from a historic or existing UST represents a REC. Historic dental care operations in Subject Building 2 may have been associated with the use of mercury and silver with unknown handling and disposal practices. The potential for releases of mercury and silver represents a REC.
- FINDING 4 The northwest portion of the adjoining property to the north was used as a gasoline station between 1939 and 1970 and had contained three USTs. One confirmed release was discovered on October 13, 1999. Impacted soil was removed from the property in October 1999. According to a January 10, 2000 report prepared by SME, the extent of impact the leaking USTs made upon the soils found in the northwestern part of the site in the shallow soil has been defined to the south and east. The extent of impact to the north and west has not been defined. Soil and groundwater collected from two historical hand dug wells indicated that debris in the northern well was impacted with gasoline constituents. Soil and groundwater samples from the south well indicated elevated levels of lead. It is AKT Peerless opinion that this northern adjoining property does not represents a concern to the subject property based on the data indicating the extent of contamination has been delineated between the subject property and the source of contamination on the northern adjoining property.

7.2 Non-ASTM Considerations

This assessment has revealed the following non-ASTM considerations:

- **FINDING 1** AKT Peerless has completed a noise assessment in accordance with the HUD Noise Guidebook. The results of this analysis indicated the total DNL for this site is 62.36 decibels. This level falls within the "acceptable level" (65 decibels or less).
- FINDING 2 The subject property was not identified as a designated historic structure; however, Subject Building 1 is located within the Downtown Lansing Historic District, which is listed in the National Register of Historic Places. The subject buildings are greater than 50 years old. The southern, eastern and western adjoining properties were developed with the existing buildings at least 50 years ago. Therefore, AKT Peerless submitted a Section 106 Application to the State Historic Preservation Office (SHPO) to determine if the proposed development will have an effect on the subject buildings, adjoining, and nearby potential historic properties and structures. According to a response received from SHPO, Subject Building 1 on Parcel A is located in the Downtown Lansing Historic District which is listed in the National Register of Historic Places. Therefore, SHPO concluded that the proposed development meets the criteria of adverse effect since the undertakings will result in physical destruction of, or damage to, all or part of the subject property. SHPO's response



included attachments regarding responsibilities and obligations for the project. Refer to Appendix K for a copy of SHPO's response.

- FINDING 3 Subject Building 1 on Parcel A was constructed in 1949/50 and Subject Building 2 on Parcel B was constructed on 1876. Based on the date of construction, there is potential that the paint at both Subject Buildings is lead-based. No sampling was performed as a part of the assessment. AKT Peerless recommends that engineering controls be implemented for demolition work on identified suspect painted surfaces that may be cut with a torch, welded, sawed, or otherwise cut.
- FINDING 4 Results of an asbestos survey conducted in 2008 by AKT Peerless identified asbestos-containing materials in Subject Building 1 on Parcel A and it is likely that based on the age of construction of the Subject Building 2 on Parcel B (1876), it is likely that ACBMs are present. Upon completion, AKT Peerless will be submitting an Asbestos and Hazardous Materials Survey report that will include the findings of a survey of Subject Building 2, and an update on the condition of Subject Building 1 since the 2008 survey.
- **FINDING 5** Review of the USEPA's Radon Map for Ingham County, Michigan indicates the subject property is located within Zone 2, which contains areas with a predicted average indoor radon screening level of between 2 and 4 pCi/L (picoCuries per liter of air). HUD requires that all new constructions be evaluated by a Radon Professional. The subject property has not been evaluated by a radon professional. Therefore, AKT Peerless is recommending post-construction radon testing and reporting by a radon professional, or if appropriate a presumptive remedy be installed during construction.

8.0 Conclusions and Recommendations

AKT Peerless has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 and HUD Environmental Review Requirements of 301 West Lenawee Street and 526 and sub-address 524 Townsend, Lansing, Ingham County, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. AKT Peerless' findings and opinions with respect to potential RECs are presented in Section 8, including discussion and analysis of potential RECs that, after further consideration and research, were not determined to be RECs, HRECs, or CRECs.

8.1 Recognized Environmental Conditions

This assessment has revealed no evidence of known recognized environmental conditions in connection with the subject property, except for the following:

REC 1 - A machine shop was observed on the subject property on a 1913 fire insurance map. Hazardous substances and petroleum products may have been used in connection with this machine shop. Potential concerns associated with this historical use of the subject property include the potential for introduction of petroleum products and/or hazardous substances to the subject property via spills, releases and/or poor material handling/disposal practices. The February 2008 Phase II investigation identified the presence of Chromium, mercury, selenium, silver, 2-methylnaphthalene, and naphthalene e present in soil at concentrations exceeding MDEQ RCC for the residential drinking water protection (DWP) criteria, and/or groundwater surface water



interface (GSI) criteria. Chromium, lead, mercury, and silver are present in groundwater at concentrations exceeding MDEQ RCC for the DWP criteria, and/or groundwater surface water interface (GSI) criteria. Therefore, the property meets the definition of a "facility". The "facility" status represents a REC and pVEC. Therefore, AKT Peerless recommends a phase II subsurface investigation and Tier II vapor encroachment screening to assess the materiality of REC 1.

- REC 2 AKT Peerless was unable to fully access the basement of Subject Building 1 on Parcel A during this Phase I ESA due to the presence of standing water and ice in the basement. It is AKT Peerless' opinion that the inability to inspect the basement of this building represents a data gap. However, the significance of this data gap cannot be verified until the basement water is removed to observe current conditions. Due to the volume of water in the basement of the building, the Developer intends to dewater the basement prior to HUD Firm Commitment and install temporary sump pumps to assure the basement does not re-accumulate water. At that time, AKT Peerless will conduct an inspection of the basement to assess and document current conditions. To accomplish these activities AKT Peerless will collect water samples during the Phase II ESA investigation to determine if contaminants exist in concentrations of concern and facilitate the proper handling and disposal approval to manage the water removal. Finally, the basement will be thoroughly inspected once the standing water has been removed to assess the materiality of REC 2.
- **REC 3** During the site reconnaissance two wall brackets with copper piping and an electrical switch was identified at the east portion of Subject Building 1 facing Townsend Street. The pipes and switch are characteristic features associated with the potential presence of a fuel oil tank. The potential for releases from a historic or existing UST represents a REC. Therefore, AKT Peerless recommends a phase II subsurface investigation to assess the materiality of REC 3.
- **REC 4 -** Historic dental care operations in Subject Building 2 may have been associated with the use of mercury and silver with unknown handling and disposal practices. The potential for releases of mercury and silver represents a REC. AKT Peerless has been retained to complete an Asbestos and Hazardous Material Survey of both structures, which is currently underway. The results of the survey and recommendations will be provided under separate cover.

This assessment has revealed no evidence of known CRECs in connection with the subject property.

8.2 Historical Recognized Environmental Conditions

This assessment has revealed no evidence of known HRECs in connection with the subject property.

8.3 Non-ASTM Considerations

According to Section 7.2, this assessment has revealed the following non-ASTM considerations:

- 1. AKT Peerless has completed a noise assessment in accordance with the HUD Noise Guidebook. The results of this analysis indicated the total DNL for this site is 62.36 decibels. This level falls within the "acceptable level" (65 decibels or less).
- 2. The subject property was not identified as a designated historic structure; however, Subject Building 1 is located within the Downtown Lansing Historic District, which is listed in the National Register of Historic Places. The subject buildings are greater than 50 years old. The southern, eastern and western adjoining properties were developed with the existing buildings at least 50 years ago. Therefore, AKT Peerless submitted a Section 106 Application to the State Historic Preservation Office



(SHPO) to determine if the proposed development will have an effect on the subject buildings, adjoining, and nearby potential historic properties and structures. According to a response received from SHPO, Subject Building 1 on Parcel A is located in the Downtown Lansing Historic District which is listed in the National Register of Historic Places. Therefore, SHPO concluded that the proposed development meets the criteria of adverse effect since the undertakings will result in physical destruction of, or damage to, all or part of the property. SHPO's response included attachments regarding responsibilities and obligations for the project. Refer to Appendix K for a copy of SHPO's response.

- 3. Subject Building 1 on Parcel A was constructed in 1949/50 and Subject Building 2 on Parcel B was constructed in 1876. Based on the date of construction, there is potential that the paint at both Subject Buildings is lead-based. No sampling was performed as a part of the assessment. AKT Peerless recommends that engineering controls be implemented for demolition work on identified suspect painted surfaces that may be cut with a torch, welded, sawed, or otherwise cut. This issue will be discussed in more detail in the Asbestos and Hazardous Material Survey, which is being prepared under a separate cover.
- 4. Results of an asbestos survey conducted in 2008 by AKT Peerless identified asbestos-containing materials in Subject Building 1 on Parcel A. Based on the age of Subject Building 2 on Parcel B (1876), the potential exists for ACBMs to be present in this structure as well. AKT Peerless has been retained to complete an Asbestos and Materials Survey of both structures, which is currently underway. The results of the survey will be provided under separate cover.
- 5. Review of the USEPA's Radon Map for Ingham County, Michigan indicates the subject property is located within Zone 2, which contains areas with a predicted average indoor radon screening level of between 2 and 4 pCi/L (picoCuries per liter of air). HUD requires that all new constructions be evaluated by a Radon Professional. The subject property has not been evaluated by a radon professional. Therefore, AKT Peerless is recommending post-construction radon testing and reporting by a radon professional, or if appropriate a presumptive remedy be installed during construction.

8.4 De Minimis Conditions

During the course of Phase I ESAs, AKT Peerless often encounters conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. These conditions are not considered RECs, HRECs, or CRECs, but are defined by ASTM Standard E1527 as *de minimis* conditions. In the interest of brevity, AKT Peerless did not develop a full list of *de minimis* conditions in this section, rather evaluated and identified these conditions in the appropriate sections of this report.

8.5 Areas of Potential Environmental Concern

AKT Peerless did not identify other potential environmental concerns (PECs) in connection with the subject property during the course of this Phase I ESA, except for the following:

According to the LBWL, municipal sanitary sewer services were available to Parcel A and Parcel B in 1906 and municipal water was available in the mid-1880s. Sewage sources utilized on-site prior to 1906, and water sources prior to the mid-1890s could not be determined. The possibility exists that a well and/or septic system was used at Parcels A and B prior to the connection of municipal water and sewer. In AKT Peerless' opinion, if any septic systems or drinking water wells are identified or encountered during future development activities, they should be



- decommissioned, removed, and/or disposed in accordance with applicable federal, state, and local regulations.
- Heating fuels used on-site prior to the connection of natural gas in 1957 were not determined. The first documented natural gas connection to the subject property occurred in 1957. AKT Peerless' review of readily available standard and other historical sources provided only limited information regarding heating fuel sources associated with the existing commercial, and former residential structures on Parcels A prior to 1977 and the residential structure (subject Building 2) on Parcel B since 1962. In AKT Peerless' opinion, if any heating oil containers are identified or encountered during future development activities, they should be decommissioned, removed, and/or disposed in accordance with applicable federal, state, and local regulations. Additional action beyond that recommended above may be warranted if evidence of actual or historical heating oil USTs is identified at the subject property in the future.

9.0 Deviations

AKT Peerless did not deviate from ASTM Practice E 1527 when performing this Phase I ESA (i.e., no components of that practice were deleted, and no additions to it were made).

10.0 Data Gaps

AKT Peerless did not identify or encounter any instances of <u>significant</u> data gaps during the course of this ESA, except for the following:

• AKT Peerless was unable to fully access the basement of Subject Building 1 on Parcel A during this Phase I ESA due to the presence of standing water and ice in the basement. It is AKT Peerless' opinion that the inability to inspect the basement of this building represents a data gap. However, the significance of this data gap cannot be verified until the basement water is removed to observe current conditions. Due to the volume of water in the basement of the building, the Developer intends to dewater the basement prior to HUD Firm Commitment and install temporary sump pumps to assure the basement does not re-accumulate water. At that time, AKT Peerless will conduct an inspection of the basement to assess and document current conditions. To accomplish these activities AKT Peerless will collect water samples during the Phase II ESA investigation to determine if contaminants exist in concentrations of concern and facilitate the proper handling and disposal approval to manage the water removal. The basement will be thoroughly inspected once the standing water has been removed to assess the materiality of this data gap. This issue has been identified as REC 2 as discussed in the Executive Summary and Section 8.1.

11.0 Project Resources and References

AKT Peerless referred to the following resources between April 2, 2014, and April 30, 2014 to complete its ESA:

- USEPA
- United States Geological Survey (USGS)
- United States Department of Agriculture (USDA) Soil Conservation Service
- Michigan Department of Environmental Quality (MDEQ)



- Ingham County Health Department
- City of Lansing Government Sources (e.g., assessing, building, fire, engineering departments, etc.)
- Environmental Data Resources (EDR)
- Interviews and Questionnaire Responses
- US Fisheries and Wildlife
- State Historic Online Database (http://www.mcgi.state.mi.us/hso/)
- Sole Source Aquifers (http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg5.pdf)
- Wild and Scenic Rivers (http://www.nps.gov/rivers/index.html)
- Federal Emergency Management Agency (FEMA)
- Michigan Department of Transportation (MDOT)

Other individuals and resources are cited in the appropriate sections of this report.

12.0 Signatures of Environmental Professionals

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Steve Luzkow, EP Senior Project Manager

AKT Peerless

Lansing, Michigan Phone: 517.482.9227 luzkows@aktpeerless.com Timothy J. McGahey, CHMM, LEED-AP

Due-Diligence Specialist

AKT Peerless

Farmington, Michigan Phone: 248.615.1333

mcgaheyt@aktpeerless.com



Qualifications

With more than 15 years experience, Mr. McGahey helps clients navigate the complexities of environmental regulatory requirements while maintaining a cost-effective and practical approach.



Timothy J. McGahey

Regional Manager of Operations CHMM, LEED-AP

EDUCATION

BS: Environmental Science, 1998 Aquinas College, MI

CERTIFICATIONS

Certified Hazardous Materials Manager Academy of Certified Hazardous Materials Managers (Certificate No. 010213)

Leadership in Energy and Environmental Design

(LEED) Accredited Professional

Certified Environmental Site Assessor of Canada

(first US Resident awarded certification)

Health and Safety Training for Hazardous Waste Sites

(OSHA-mandated 40-hour training)

OSHA 8-Hour Refresher

Michigan Department of Environmental Quality Certified Storm Water Operator (Industrial)

OSHA Confined Space Entrant and Attendant Course

Completed AHERA Asbestos Building Inspector Course

PROFESSIONAL EXPERIENCE

Regional Manager of Operations - Southeast Michigan RegionAKT Peerless Environmental and Energy Services (current)

AREA OF EXPERTISE

- Evaluating environmental risk at residential, commercial, and industrial properties
- Federal and state grant program management
- Brownfield redevelopment
- Lender environmental requirements
- Low-income housing redevelopment project requirements
- Coordination and technical oversight of environmental assessments
- Liaison with regulatory agencies
- Phase I Environmental Site Assessments (ESAs)
- Environmental Compliance Audits
- Hazardous chemical inventory reporting



SUMMARY OF SELECTED PROJECTS

Technical advisor for several communities with U.S. EPA Brownfield assessment grants. The primary objective of each Brownfield grant was to perform Brownfield inventories, conduct Phase I and Phase II environmental site assessments (ESAs), baseline environmental site assessments (BEAs) and EPA quality assurance project plans (QAPPS).

Responsibilities also included: acting as a liaison between Brownfield communities, U.S. EPA project managers, and stake holders, project budget tracking, quarterly reporting and participation in environmental subcommittees.

Performed several thousand Phase I ESAs (including project management, site reconnaissance, regulatory and historical records investigations, and report completion) for financial institutions, manufacturing facilities, real estate developers, property managers, and insurance companies. Properties included industrial, commercial, and residential sites. Properties assessed were located in Michigan, Ohio, Illinois, Indiana, Virginia, Arizona, Texas, Oklahoma, Tennessee, and Nebraska.

Conducted environmental compliance audit for large, plastic injection-molding facility. Audit focused on determining the facility degree of compliance with applicable federal, state and local environmental regulations and implementing systems to achieve and maintain regulatory compliance.

Supervised UST removal and closure activities for multiple sites. Activities included bid specification, contractor selection, oversight, sample collection, evaluation of laboratory analytical results, release notification, report preparation, and negotiation with the state regulatory agency to achieve release closure.

Performed multiple Environmental Transaction Screen Assessments (including project management, field activity, site reconnaissance, regulatory historical records investigations, and report completion) for financial institutions.

Prepared annual Toxic Chemical Release Inventory (Form R) and Hazardous Chemical Inventory (Tier II) reports for industrial facilities.

Prepared quarterly Wastewater Discharge Permits for industrial facilities.

Prepared Storm Water Pollution Prevention Plans for various manufacturing and industrial facilities.

Conducted hazardous materials surveys of operating and abandoned industrial facilities.

Performed and managed Phase II subsurface investigations including scope development, coordination of soil boring and monitoring well installation, sample collection, laboratory data interpretation, and report completion.

Completed reports documenting liability protection (e.g., Michigan Baseline Environmental Assessments) and continuing obligations (e.g., Michigan Due Care Plans).

Supported U. S. EPA in a critical removal action for an abandoned industrial facility in Hamtramck, Michigan.

Conducted vertical profiling and discrete sampling of groundwater at specific depths to determine the vertical extent of contamination. Conducted delineation procedures to determine the exact location and extent of soil contamination.

Conducted geophysical surveys designed to locate potential abandoned underground storage tanks (USTs) and other buried debris.

Conducted long term monitoring including well development and well sampling procedures.

Conducted and managed due-diligence investigations for several portfolio property acquisitions.

Provided environmental consulting for the Phoenix Award Winning Piquette Square Brownfield Redevelopment project. These services included the management of environmental due-diligence, grant funding identification and compliance, UST removal and closure, subsurface construction and soil management, and sub-slab vapor barrier installation and testing.

Steve Luzkow

Senior Project Manager

Mr. Luzkow has over 30 years experience in the environmental field that has encompassed the regulatory, financial, and consulting sectors. As a former environmental risk manager for a major lender he understands how to protect lenders and their borrowers.

PROFESSIONAL EXPERIENCE

Environmental Consultant

AKT Peerless Environmental Services

Lender Environmental Risk Manager

LaSalle Bank Midwest

AREA OF EXPERTISE

- Developing environmental policy for financial sector tailored for clientspecific risk tolerances and loan processes.
- Facilitating complex transactions working with developers, attorneys, regulatory agencies, and municipal clients to assess and redevelop properties and brownfield sites.
- Conducting regulatory seminars/training for various associations, including the legal and financial sectors.
- Conducting QA/QC technical review, technical procedures development
- Technical staff training and administration
- Developing and nurturing client relationships.
- Conducting Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans

EDUCATION

MS: Environmental Science

Florida Institute of Technology Melbourne, Florida

BS: Biology

Oakland University Rochester, Michigan

CERTIFICATIONS

- Occupational Safety and Health Administration (OSHA) 40-hour Hazardous Waste Operations and
- Emergency Response (HAZWOPER)
- Qualified Environmental Professional as defined by ASTM 1507-05.
- Certified Asbestos Inspector

SUMMARY OF SELECTED PROJECTS

Performed and reviewed several thousands of Phase ESAs (including project management, site reconnaissance, regulatory and historical records investigations, and report completion) for financial institutions, manufacturing facilities, real estate developers, property managers, and insurance companies. Properties included industrial, commercial, and residential sites. Properties assessed were located in Michigan and nationally.

Developed and implemented environmental policy for numerous financial institutions for all service areas including special asset / work-out groups. The policies were tailored for the individual lender's risk tolerance, portfolio, location, and lending groups.

State Lead Project Manager for Michigan (MDEQ)under the Federal Superfund Program responsible for grant preparation, Phase II investigations, geophysical surveys, responsible part settlement negotiations and public involvement. Other tasks included oversight, budget, and expenditure tracking. Litigation Support - Assisted legal counsel in developing strategies to aid in Potential Responsible Party (PRP) negotiations and preparation for 104(e) Request for Information for the U.S. EPA Region V. Technical advisor to legal counsel during PRP negotiations, settlement and Remedial Action Plan review and analysis.

Completed numerous reports documenting liability protection including Michigan Baseline Environmental Assessments and documentation of continuing obligations in Michigan Due Care Plans.

Performed and managed Phase II subsurface investigations including scope development, coordination of soil boring and monitoring well installation, sample collection, laboratory data interpretation, and report completion.

Oversaw all aspects of key accounts, including proposal preparation, budget tracking, and staff assignments and sales.

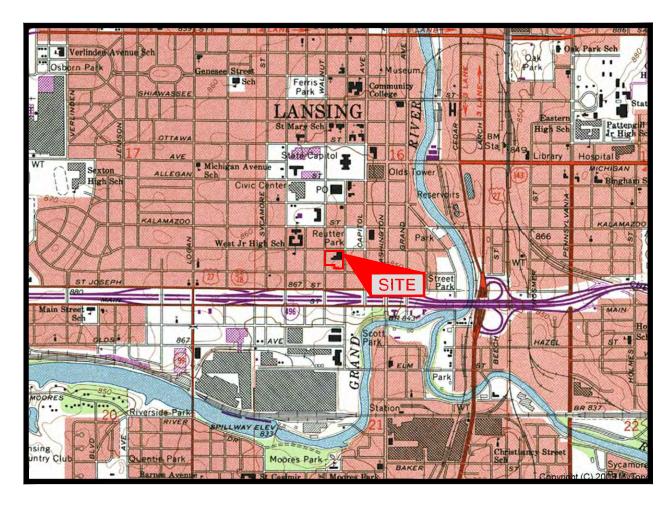




Figures

LANSING SOUTH QUADRANGLE

MICHIGAN - INGHAM COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.4 N.-R.2 W.

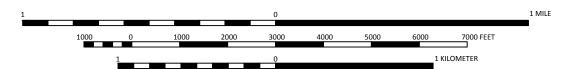


IMAGE TAKEN FROM 1965 U.S.G.S. TOPOGRAPHIC MAP PHOTOREVISED 1973





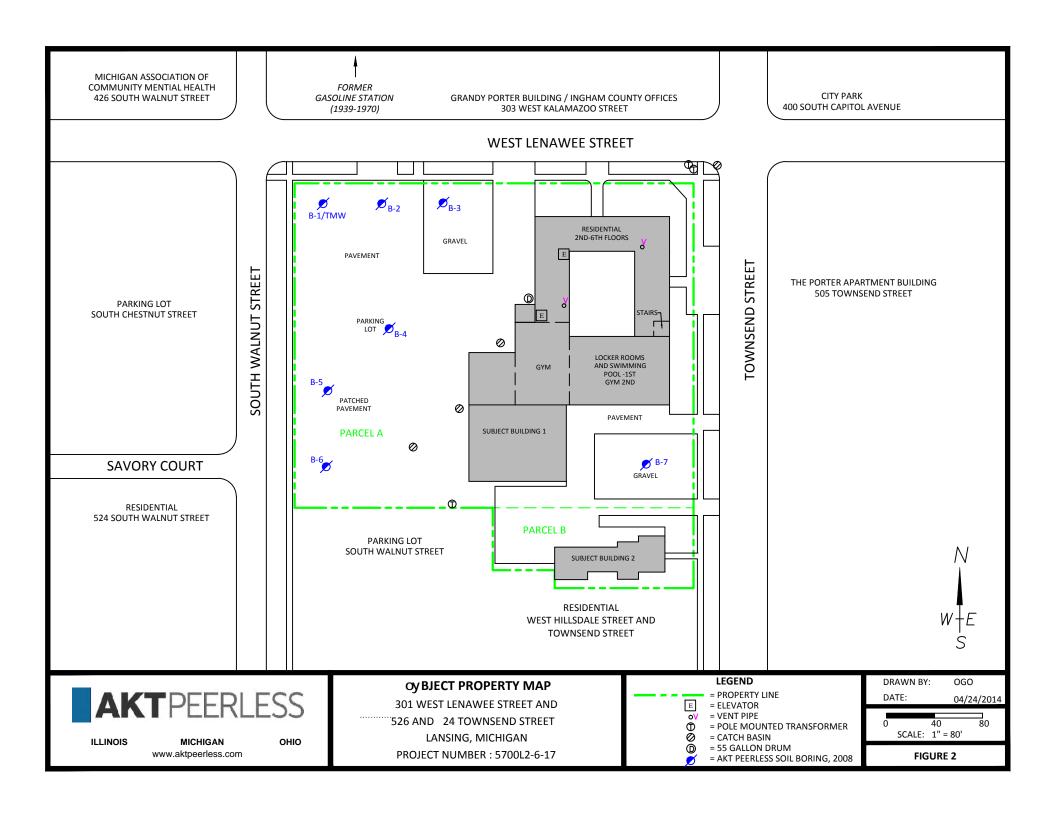
ILLINOIS

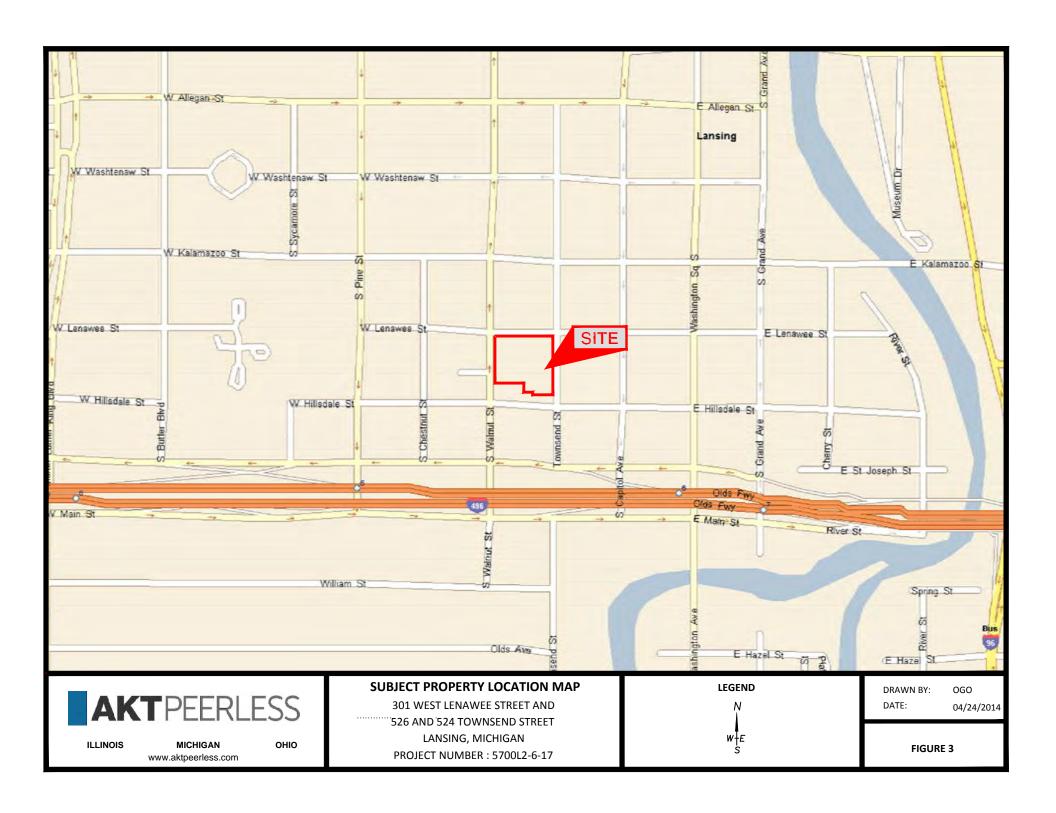
MICHIGAN www.aktpeerless.com оню

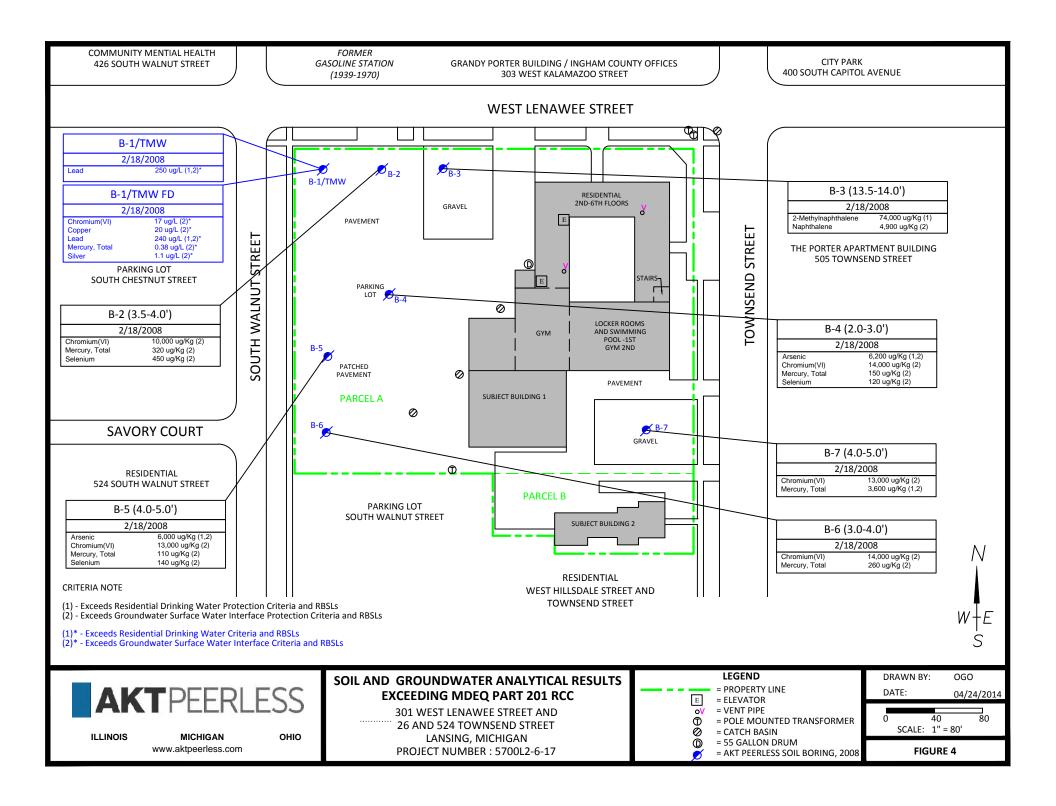
TOPOGRAPHIC LOCATION MAP

301 WEST LENAWEE STREET AND 526 AND 524 TOWNSEND STREET LANSING, MICHIGAN PROJECT NUMBER: 5700L2-6-17 DRAWN BY: OGO
DATE: 04/24/2014

FIGURE 1









Appendix A General Limitations and Exceptions



General Limitations and Exceptions

Subject to the proposal, scope-of-services, and the related terms and conditions referenced in Section 1.0 of this Phase I ESA, AKT Peerless accepts responsibility for the competent performance of its duties in executing the assignment and preparing reports in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages.

Although AKT Peerless believes that the findings, opinions, and recommendations contained herein are reliable and appropriate, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive, or that the information obtained from any data sources is complete or accurate.

Along with the inherent limitations set forth in various sections of ASTM Standard Practice E 1527-13 (ASTM Practice E 1527), the accuracy and completeness of this report may be limited by the following facts or conditions:

- Due to the poor scale of the historical aerial photographs, the presence or absence of small features (e.g., individual drums, fuel dispensers) could not be discerned reliably.
- The poor resolution and/or illegibility of fire insurance map documentation provided to AKT Peerless may have limited accurate interpretation of the historical uses of the subject and adjoining properties.
- AKT Peerless made reasonable efforts to determine if USTs or related equipment (collectively
 referred to as UST systems) are or have been present at the subject property. AKT Peerless
 defines reasonable efforts as obtaining and evaluating information from visual observations of
 unobstructed areas and from the secondary sources cited in this report. AKT Peerless recognizes,
 and suggests users of this assessment acknowledge, that the accuracy of our conclusions relative
 to the on-site presence or use of UST systems may be directly affected by the presence of
 physical obstructions at the time of the reconnaissance, or affected by our receipt and
 evaluation of incorrect information.
- AKT Peerless' evaluation of soil and groundwater features at and near the subject property was based only on published maps and other readily available information. AKT Peerless used this information to assess soil types and groundwater flow directions to determine if conditions at any nearby sites present an environmental threat to the subject property.
- Unless specifically noted otherwise, invasive investigation of any kind has not been performed during this Phase I ESA, nor has observation under floors, above ceilings, behind walls, within the surface and subsurface soil, within groundwater, within confined spaces, roof tops, or inaccessible areas been performed.
- AKT Peerless did not conduct sampling or analysis of air, soil, groundwater, soil gas, surface water, or building materials as part of this Phase I ESA, unless specifically noted otherwise.
- This Phase I ESA did not include a physical inspection of the adjoining properties, which AKT
 Peerless observed from the subject property and from readily accessible public rights-of-way.
- Client understands that in the event AKT Peerless determines a regulatory agency file review is
 necessary for the subject, adjoining, and nearby properties, and such files are not reasonably
 ascertainable as defined under ASTM Practice E 1527, that at an additional cost, the Client may
 elect to retain AKT Peerless for additional tasks to attempt to secure such regulatory agency files
 or seek information from alternative sources.
- Client understands that a *User* seeking to qualify for an LLP to CERCLA liability has specific obligations for completing a successful application of this Phase I ESA. AKT Peerless' scope of



- work does not include an evaluation or completion of these specific user obligations under ASTM Practice E 1527.
- Unless specifically noted, this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, that may be associated with the subject property. Furthermore, this Phase I ESA does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this Phase I ESA. Users should also be aware that there are likely to be other legal obligations.
- Unless specifically noted, this Phase I ESA did not include any investigation or evaluation of
 issues not specifically related to petroleum products or hazardous substances as defined in
 CERCLA (i.e., other areas of potential business environmental risk such as radon, lead in drinking
 water, etc.).
- The information and opinions contained in the report are given in light of this assignment. The report must be reviewed and relied upon only in conjunction with the terms and conditions expressly agreed-upon by the parties and as limited therein.
- Although AKT Peerless believes the results contained in herein are reliable, AKT Peerless cannot
 warrant or guarantee that the information provided is exhaustive, or that the information
 provided by the Client, individuals, regulatory agency representatives, environmental database
 vendors, third parties, or the secondary information sources cited in this report is complete or
 accurate.
- AKT Peerless is not in a position to provide an opinion regarding the Fair Market Value of the subject property. Therefore, a comparison of the purchase price of the subject property to other similar real estate transactions was not conducted during this assessment.
- Nothing in this report constitutes a legal opinion or legal advice. Furthermore, AKT Peerless'
 Phase I ESA is not intended to provide legal advice or guidance to qualify for Landowner Liability
 Protections (LLPs) to CERCLA liability. AKT Peerless recommends Client seek legal counsel and
 advice to evaluate and determine the requirements to qualify for an LLP to CERCLA liability.
- AKT Peerless relied upon specific or common knowledge of the Client, or information provided
 to the Client, to identify environmental liens, institutional controls, activity use limitations, or
 property valuation issues. As possible within the time frame and cost of this project, AKT
 Peerless looked for any obvious environmental information regarding these issues made readily
 available during the course of this ESA.
- Environmental conditions and regulations are subject to constant change and reinterpretation.
 One should not assume that any on-site conditions and/or regulatory statutes or rules will remain constant in the future, after AKT Peerless has completed the scope of work for this project. Furthermore, because of the facts stated in this report are subject to professional interpretation, differing conclusions could be reached by other professionals.
- The information and opinions presented in this report are for the exclusive use of the Client. No distribution to or reliance by other parties may occur without the express written permission of AKT Peerless. AKT Peerless will not distribute this report without written consent from the Client, or as required by law or by a Court order.
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- Any reports, field data, field notes, laboratory testing, calculations, estimates or other documents prepared by or relied upon by AKT Peerless are the property of AKT Peerless. If any



of these documents are released or obtained by a party other than the client, AKT Peerless may not discuss the project with that party unless the original contracted client notifies AKT Peerless of the same and AKT Peerless is authorized to disclose the information and to discuss the project with others. AKT Peerless further states that it disclaims any duty of any kind or nature to any person or entity other than the client in preparing this report, except as otherwise agreed with the client.



Appendix B Property Description and Parcel Map

4/16/2014 City of Lansing

General Property Information

City of Lansing

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 33-01-01-16-379-083 Unit: CITY OF LANSING

Property Address [collapse]

301 W LENAWEE ST LANSING, MI 48933

Owner Information [collapse]

Y SITE L L C Unit: 33

1651 W LAKE LANSING RD EAST LANSING, MI 48823-6337

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

201 - COMMERCIAL Property Class: Assessed Value: \$331,200 School District: 33020 - LANSING Taxable Value: \$331,200

State Equalized Value: B-0147-0001 N/A Map #

User Number Indx: Date of Last Name Chg: 10/03/2011

Date Filed:

Notes: N/A

Historical District: N/A Census Block Group: N/A

Principal Residence Exemption June 1st Final 2014 0.0000 %

2013 0.0000 % 0.0000 %

MBOR Assessed Previous Year Info Final S.E.V. Final Taxable 2013 \$326,100 \$326,100 \$326,100 2012 \$324,400 \$324,400 \$322,810

Land Information [collapse]

Frontage Depth Lot 1: 0.00 Ft. 0.00 Ft. Lot 2: 0.00 Ft. 0.00 Ft. Lot 3: 0.00 Ft. 0.00 Ft.

Total 0.00 Ft.

Average Depth: 0.00 Ft. Frontage:

Total Acreage: 2.00 Zoning Code: N/A

Total Estimated Land Value: \$526,640 Mortgage Code:

Land Improvements: \$7,397 Lot Dimensions/Comments:

Renaissance Zone: NO

Renaissance Zone Expiration

Date:

M225 - M225-DOWNTOWN-MISC ECF Neighborhood Code:

Legal Information for 33-01-01-16-379-083 [collapse]

LOTS 1 THRU 4 & 9 THRU 12; BLOCK 147 ORIG PLAT

Sales Information

4/16/2014

3 sale record	(s) found.					
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
07/10/2008	\$0.00	QC	ELLE ENTERPRISES L L C	Y SITE L L C	CASH/CONV-NOT USED	L3316-P789
02/28/2008	\$10.00	WD	YMCA	ELLE ENTERPRISES, LLC	CASH/CONV-NOT USED	3302-P127
± 04/01/1999	\$58,100.00	WD	MICH ASSOC OF COMM MENTAL HEALTH	YMCA	CASH/CONV-NOT USED	L2748/P567

Building Information

Descripti	on	Floo	r Area Yr E
Commercial	/Industrial Building 1 - Health Club	93724	1 Sq. Ft.
General Information			
Floor Area: Occupancy:	93724 Sq. Ft. Health Club	Estimated TCV: Class:	N/A C
Stories Above Ground: Basement Wall Height:	6 N/A	Average Story Height:	10
Year Built:	1951	Year Remodeled:	0
Percent Complete:	100%	Heat:	Zoned A.C. Hot & Chilled Water
Physical Percent Good: Economic Percent Good:	37% 40%	Functional Percent Good: Effective Age:	25% 62 yrs.

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4/16/2014 City of Lansing

General Property Information

City of Lansing

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 33-01-01-16-379-061 Unit: CITY OF LANSING

Property Address [collapse]

526 TOWNSEND ST LANSING, MI 48933

Owner Information [collapse]

Y SITE L L C Unit: 33

1651 W LAKE LANSING RD EAST LANSING, MI 48823-6337

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

Property Class: 201 - COMMERCIAL Assessed Value: \$72,700
School District: 33020 - LANSING Taxable Value: \$71,120
State Equalized Value: \$71,120

State Equalized Value: N/A Map # B-0147 -0010 User Number Indx: Date of Last Name Chg: 09/04/2008

bace of East Name eng. 05/01/2000

Date Filed: 12/30/1997
Notes: N/A

Historical District: N/A Census Block Group: N/A

Principal Residence Exemption June 1st Final 2014 0.0000 % -

2013 0.0000 % 0.0000 %

 Previous Year Info
 MBOR Assessed
 Final S.E.V.
 Final Taxable

 2013
 \$108,500
 \$70,000
 \$70,000

 2012
 \$109,300
 \$74,000
 \$74,000

Land Information [collapse]

 Frontage
 Depth

 Lot 1:
 0.00 Ft.
 0.00 Ft.

 Lot 2:
 0.00 Ft.
 0.00 Ft.

 Lot 3:
 0.00 Ft.
 0.00 Ft.

Total 0.00 Ft. Average Depth: 0.00 Ft.

Total Acreage: 0.23
Zoning Code: N/A

Total Estimated Land Value: \$55,402 Mortgage Code:

Land Improvements: \$0 Lot Dimensions/Comments: 66X115.5, 49.5X49.5

Renaissance Zone: NO

Renaissance Zone Expiration

Date:

ECF Neighborhood Code: O225 - O225-DOWNTOWN-OFFICES

Legal Information for 33-01-01-16-379-061 [collapse]

E 7 R LOT 5 & W 3 R OF N 3 R LOT 5 BLOCK 147 ORIG PLAT

Sales Information

7	sale record	(s) found.					
	Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
+	03/01/2010	\$1,025.00	??	Y SITE L L C	INGHAM COUNTY TREASURER	OTHER	L3377-P159
	08/13/2008	\$210,000.00	WD	DT-EH L L C	524 TOWNSEND SITE L L C	CASH	L3316-P1086
+	08/13/2008	\$1.00	QC	524 TOWNSEND SITE L L C	YSITELLC	CASH/CONV- NOT USED	L3316-P1088
-	11/15/2002	\$0.00	WD	CHAMPION R BRUCE & BARBARA R	CHAMPION R BRUCE & BARBARA R-LIV TR	CASH/CONV- NOT USED	L2998-P1169
No	ote						
PR	OPERTY PUT	INTO A TRUS	Т				
+	09/23/1994	\$129,000.00	LC	CHAMPION R BRUCE & BARBARA R-LIV T	DT-EH L L C	CASH	L2211-P1170
+	10/17/1986	\$0.00	QC	CHAMPION MARLI JO	CHAMPION R BRUCE	CASH	L1592-P344
	07/01/1982	\$60,000.00	WD	MEADE JOHN B & JEAN B	CHAMPION R BRUCE & MARLI JO	CASH	L1397-P1116

Building Information

2 building(s) found.				
Descripti	on		Floor Area	Yr Built
Commercia	l/Industrial Building 1 - Offic	ce Building	3255 Sq. Ft.	1876
General Information				
Floor Area: Occupancy:	3255 Sq. Ft. Office Building	Estimated TCV: Class:	N/A D,Brick	
Stories Above Ground: Basement Wall Height: Year Built:	2 N/A 1876	Average Story Height: Year Remodeled:	8 1972	
Percent Complete:	100%	Heat:	Hot Water, Baseboard/Ra	diators
Physical Percent Good: Economic Percent Good:	49% 100%	Functional Percent Good Effective Age:	•	ulacoi 3
Residential	Building 1		3257 Sq. Ft.	1870

General Information			
Floor Area: Garage Area: Foundation Size:	3257 Sq. Ft. 0 Sq. Ft. 2090 Sq. Ft.	Estimated TCV: Basement Area	N/A 2090 Sq. Ft.
Year Built: Occupancy:	1876 Single Family	Year Remodeled: Class: Tri-Level?:	1972 C NO
Percent Complete: AC w/Separate Ducts:	100% NO	Heat: Wood Stove Add-on:	Forced Hot Water NO
Bedrooms:	0	Water:	N/A

Style: 2 STY Sewer: N/A

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Full Bsmnt.	Siding	1167 Sq. Ft.	2 Story
1 Story	Full Bsmnt.	Siding	923 Sq. Ft.	1 Story

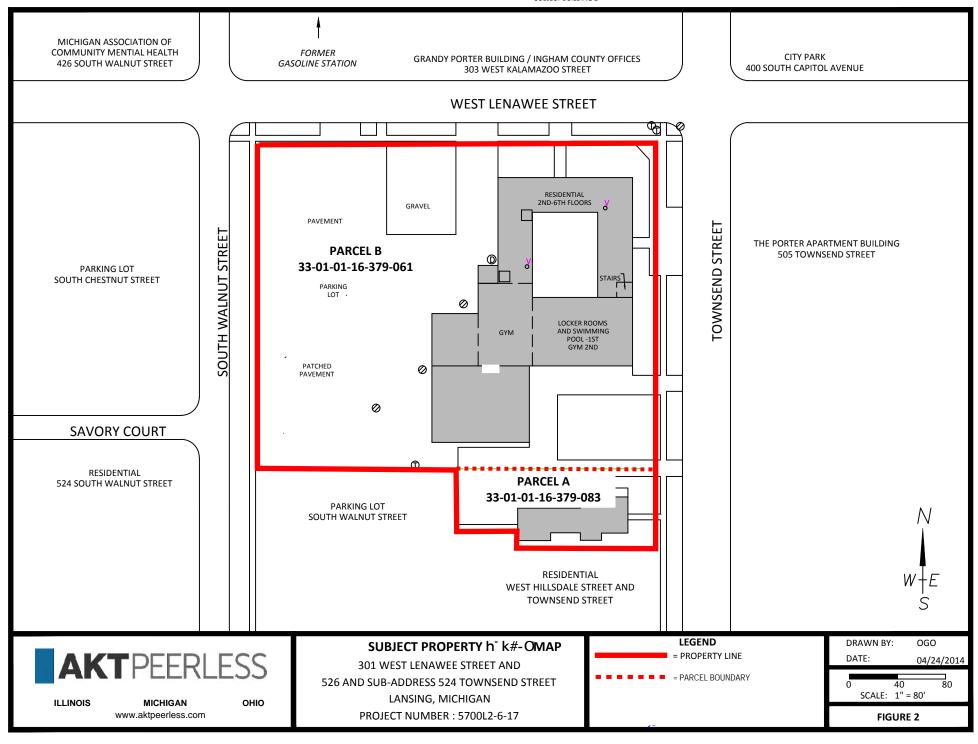
Area Detail - Overhangs

Height	Exterior	Area	Included in Size for Rates

Basement Finish			
Recreation:	0 Sq. Ft.	Recreation % Good:	0
Living Area:	0 Sq. Ft.	Living Area % Good:	0
Walk Out Doors:	0	No Concrete Floor Area:	0 Sq. Ft.

Plumbing Information	
3-Fixture Baths:	1

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Appendix C Reconnaissance Photographs



VIEW OF NORTH SIDE OF SUBJECT BUILDING 1 AT 301 W. LENAWEE STREET (FACING SOUTHWEST)



VIEW WEST SIDE OF SUBJECT BUILDING 1 (FACING SOUTHEAST)



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF WEST SIDE OF SUBJECT BUILDING 1 (FACING EAST)



VIEW OF SOUTHEAST SIDE OF BUILDING 1 (FACING NORTHWEST)



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF EAST SIDE OF SUBJECT BUILDING 1 (FACING NORTHWEST)



VIEW OF A FIRST FLOOR NORTH ENTRANCE TO SUBJECT BUILDING 1



SUBJECT PROPERTY RECONNAISSANCE
PHOTOGRAPHS
301 W. LENAWEE STREET
AND 524 AND 526 TOWNSEND STREET
LANSING, MICHIGAN

TAKEN BY: SML DATE: 4/17/2014



VIEW OF NORTH ENTRANCE AREA ON FIRST FLOOR IN SUBJECT BUILDING 1



VIEW OF TYPICAL ROOM ON FIRST FLOOR IN SUBJECT BUILDING 1



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF HALLWAY ON FIRST FLOOR IN SUBJECT BUILDING 1



VIEW OF FORMER DAY CARE AREA ON FIRST FLOOR IN SUBJECT BUILDING 1



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF VIEW OF HALLWAY ON FIRST FLOOR IN SUBJECT BUILDING 1



VIEW OF HALLWAY ON FIRST FLOOR IN SUBJECT BUILDING 1



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF FIRST FLOOR HALLWAY ON FIRST FLOOR IN SUBJECT BUILDING 1



VIEW OF TYPICAL HALLWAY ON 4TH FLOOR IN SUBJECT BUILDING 1



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF FIFTH FLOOR HALLWAY IN SUBJECT BUILDING 1



VIEW OF TYPICAL ELEATOR SHAFT IN SUBJECT BUILDING 1



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



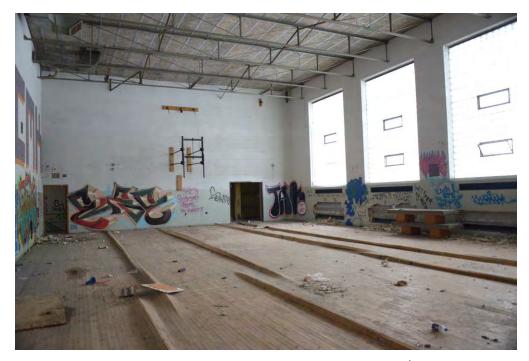
VIEW OF TYPICAL FORMER LIVING AREA IN SUBJECT BUILDING 1



VIEW OF TYPICAL FORMER LIVING AREA IN SUBJECT BUILDING 1



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF GYM ON SECOND FLOOR IN SUBJECT BUILDING 1)



VIEW OF EXERCISE ROOM ON SECOND FLOOR IN SUBJECT BUILDING 1



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF POOL ON FIRST FLOOR IN SUBJECT BUILDING 1



VIEW OF EAST SIDE OF SUBJECT BUILDING 2 AT 524 AND 526 TOWNSEND STREET (FACING WEST)



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF NORTH SIDE OF SUBJECT BUILDING 2 (FACING SOUTHEAST)



VIEW OF INTERIOR IN SUBJECT BUILDING 2



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



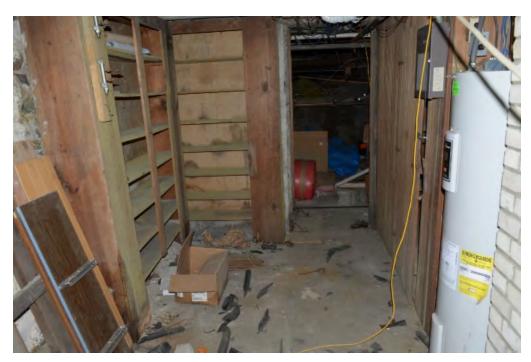
VIEW OF INTERIOR IN SUBJECT BUILDING 2



VIEW OF BATHROOM IN SUBJECT BUILDING 2



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF BASEMENT IN SUBJECT BUILDING 2



VIEW OF BASEMENT IN SUBJECT BUILDING 2



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



VIEW OF EAST ADJOINING SITE AND PARKING LOT (FACING NORTHEAST)



VIEW OF NORTHEAST ADJOINING MUNICIPAL PARK (FACING NORTHEAST)



301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014



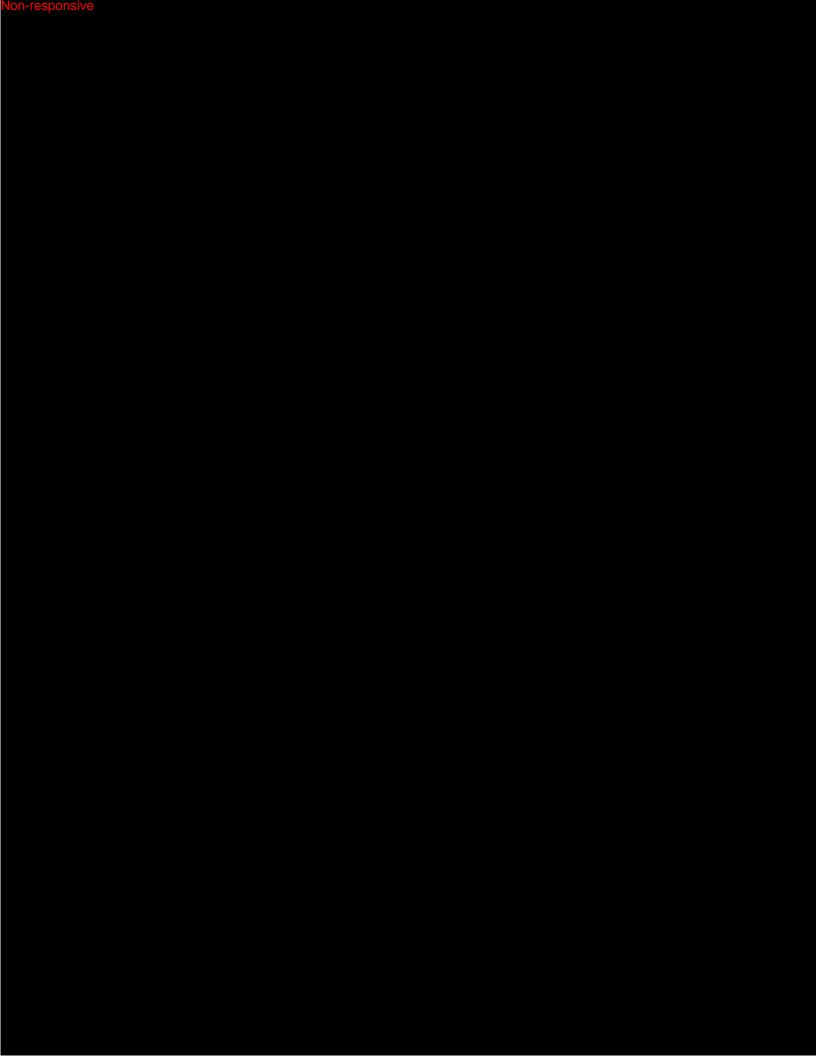
VIEW OF NORTH ADJOINING COMMERCIAL PROEPRTY AND PARKING LOT (FACING NORTHWEST)

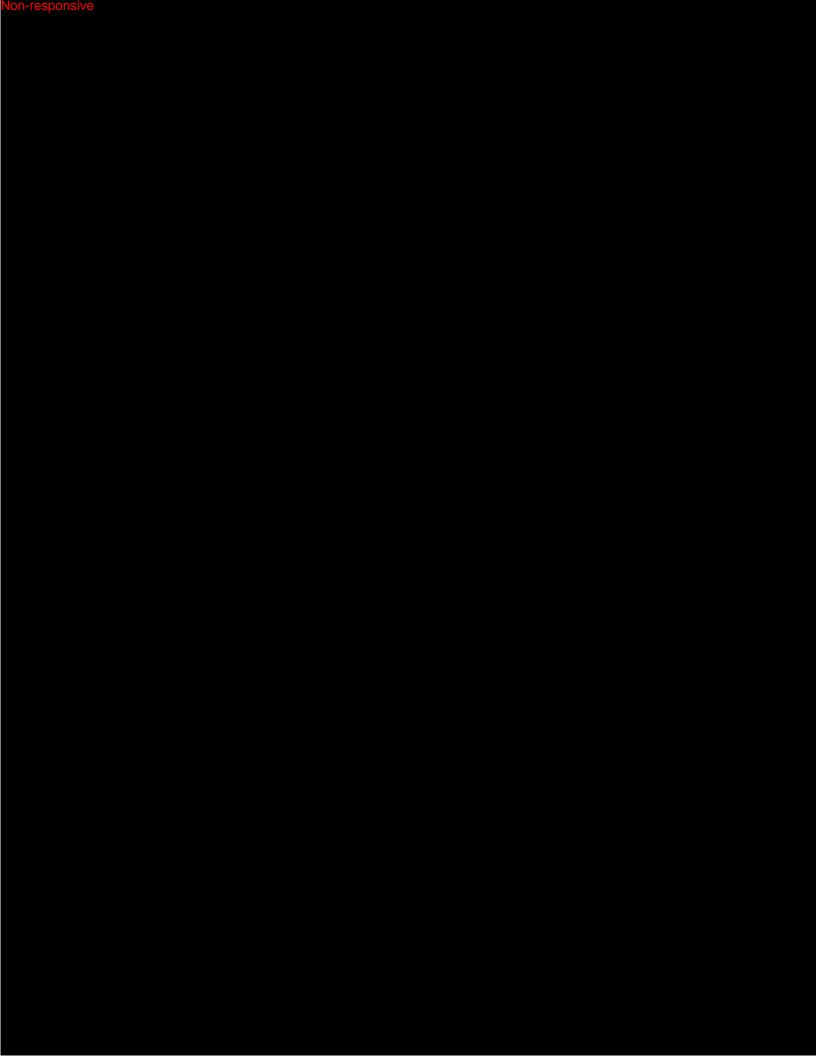


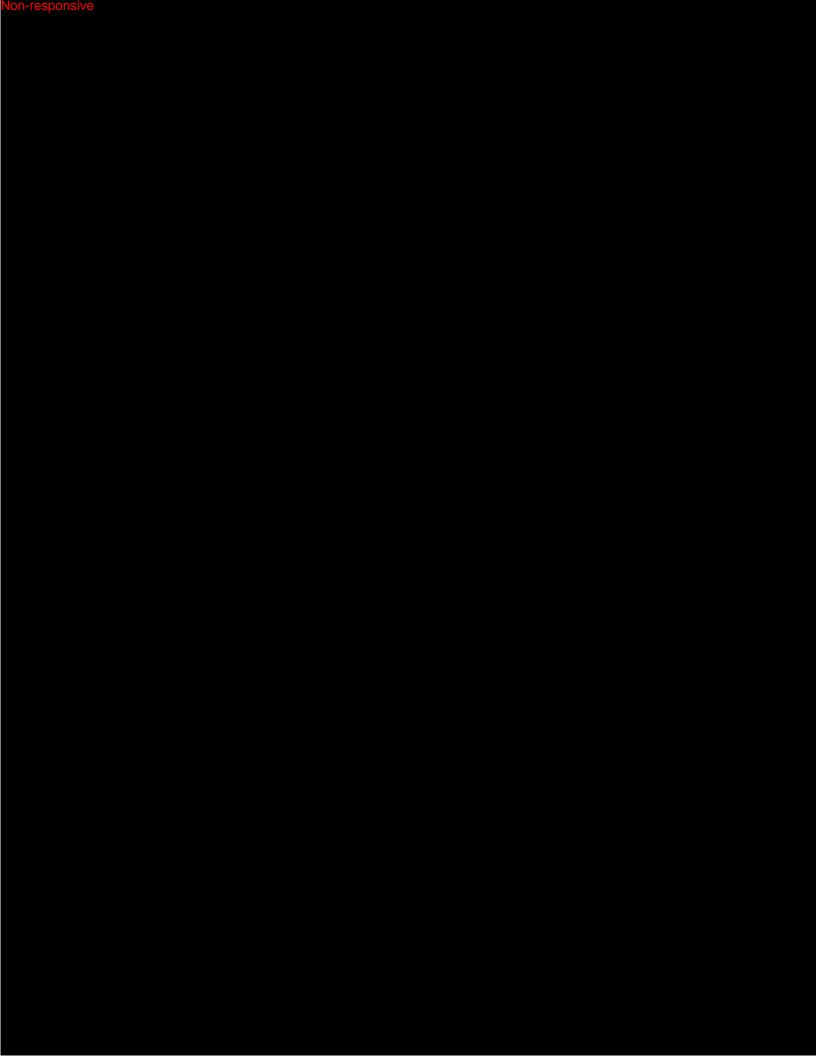
VIEW OF NORTHWEST ADJOINING COMMERCIAL BUILDING (FACING NORTHWEST)

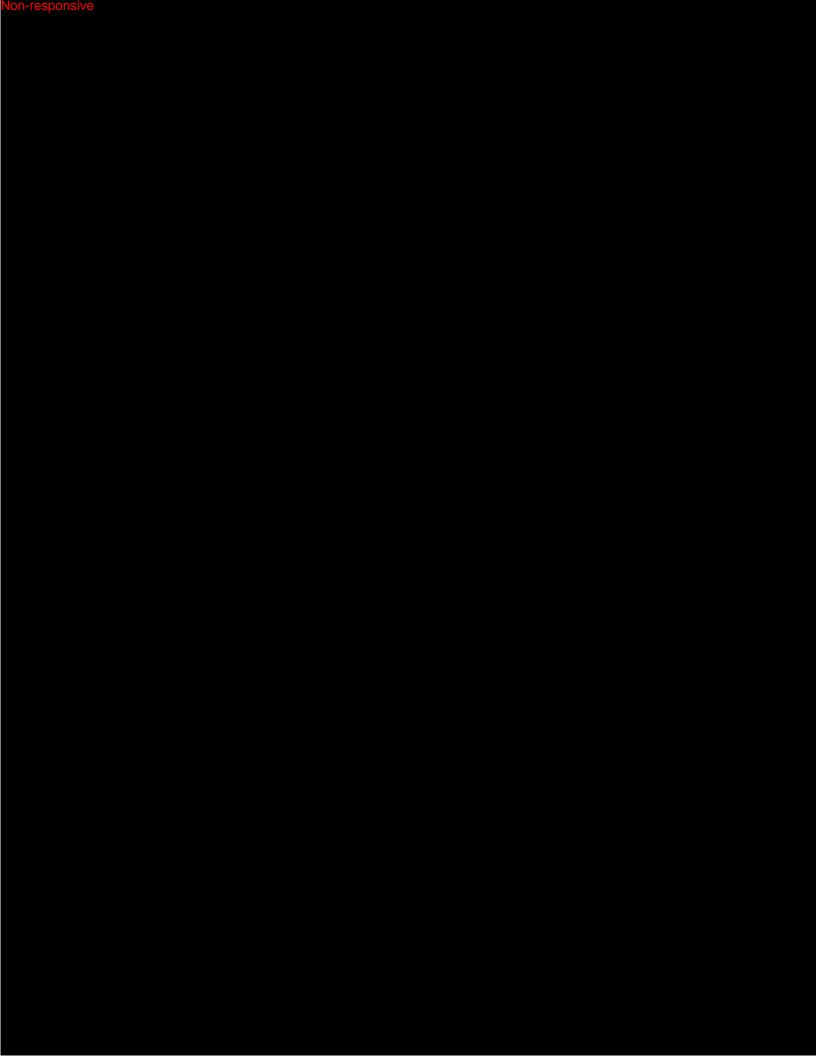


301 W. LENAWEE STREET AND 524 AND 526 TOWNSEND STREET LANSING, MICHIGAN TAKEN BY: SML DATE: 4/17/2014











Appendix D Standard Environmental Record Database Report

Y-Site Lansing 301 West Lenawee Street Lansing, MI 48933

Inquiry Number: 3897915.2s

April 02, 2014

EDR Summary Radius Map Report

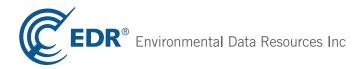


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TARGET PROPERTY INFORMATION

ADDRESS

301 WEST LENAWEE STREET LANSING, MI 48933

COORDINATES

Latitude (North): 42.7282000 - 42° 43' 41.52" Longitude (West): 84.5563000 - 84° 33' 22.68"

Universal Tranverse Mercator: Zone 16 UTM X (Meters): 700068.2 UTM Y (Meters): 4733314.0

Elevation: 860 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TF

Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012 Source: USDA

MAPPED SITES SUMMARY

Target Property Address: 301 WEST LENAWEE STREET LANSING, MI 48933

Click on Map ID to see full detail.

AT 301 WEST LENAWEE STR MI AIRS TP 32 301 WEST LENAWEE STR MI BEA TP 33 MMA SERVICE CORPORAT 620 S CAPITOL AVE RCRA-CESOG Higher 428, SE 44 MICHIGAN CATHOLIC CO 510 S CAPITOL AVE RCRA NORGEN / NLR Lower 455, ENE 56 MICH CONF OF SEVENTH 230 W SAINT JOSEPH S MI LUST, MI UST, MI UST, MI WDS Higher 455, ENE 66 G15 SOUTH CAPITOL AV 615 SOUTH CAPITOL AV US BROWNFIELDS Lower 497, ESE 67 COUNTY OF INGHAM GRA 303 W KALAMAZOO ST RCRA-CESOG, FINDS Lower 541, NNE 610 MI DEPTTRANSPORTATI 1496 UNDER WALNUT S RCRA-CESOG, FINDS Lower 541, NNE 12 MI DEPTTRANSPORTATI 1496 UNDER WALNUT S RCRA NORGEN / NLR Higher 650, SSW 13 CAPITAL COMMONS SEN 500 S FINE ST MI LUST, MI UST Higher 751, West 14 BUREAU OF STATE LOTT 426 S WASHINGTON AVE RCRA NORGEN / NLR Higher 894, North <t< th=""><th>MAP ID</th><th>SITE NAME</th><th>ADDRESS</th><th></th><th>RELATIVE ELEVATION</th><th>DIST (ft.) DIRECTION</th></t<>	MAP ID	SITE NAME	ADDRESS		RELATIVE ELEVATION	DIST (ft.) DIRECTION
33 MMA SERVICE CORPORATH 620 S CAPITOL AVE RCRA-NORGEN/LEG Lower 455, ENE 44 MICHIGAN CATHOLIC CO 510 S CAPITOL AVE RCRA NORGEN/LEG Lower 455, ENE 56 MICHIGAN CATHOLIC CO 510 S CAPITOL AVE EDR USH HIST, MI UST, MI WOS Higher 457, ESE 67 G16 SOUTH CAPITOL AV 615 SOUTH CAPITOL AV 615 SOUTH CAPITOL AV 1615 CONTROL US BROWNFIELDS Lower 489, ESE 69 COUNTY OF INGHAM GRA 303 W KALAMAZOO ST RCRA-CESGG, FINDS Lower 541, NNE 610 OUDITY OF INGHAM GRA 303 W KALAMAZOO ST RCRA-CESGG, FINDS Lower 541, NNE 610 MIDEPT/TRANSPORTATI 1496 UNDER WALNUT S RCRA NORGEN/NLR Higher 659, SW 13 GAPITAL COMMONS SENI 509 SINE ST MI LUST, MI UST Higher 761, West 14 MIDEPT/TRANSPORTATI 1496 UNDER WALNUT S RCRA NORGEN/NLR Higher 751, West 13 GAPITAL COMMONS SENI 500 SHINE ST MI LUST, MI UST Lower 916, ESE	A1		301 W LENAWEE	MI AIRS		TP
MICHIGAN CATHOLIC CO	A2	301 WEST LENAWEE STR	301 WEST LENAWEE STR	MI BEA		TP
5 MICH CONF OF SEVENTH 320 W SAINT JOSEPH S MILUST, MI UST, MI UST, MI UST, MI WDS Higher 457, SSE 86 611 S CAPITICL AVE EDR US HIST AURO STAIT Lower 483, ESE 88 615 SOUTH CAPITOL AV 615 SOUTH CAPITOL AV US BROWNFIELDS Lower 489, ESE 88 617 SOUTH CAPITOL AV 017 SOUTH CAPITOL AV US BROWNFIELDS Lower 489, ESE C9 COUNTY OF INGHAM GRA 303 W KALAMAZOO ST RCRA-CESOG, FINDS Lower 541, NNE C10 CONSOLIDATED COURTHO 303 W KALAMAZOO ST RCRA-CESOG, FINDS Lower 541, NNE 12 MI DEPT/TRANSPORTATI 1496 UNDER WALNUTS RCRA NONGEN /NLR Higher 750, SE 13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST LUST Higher 750, SE 145 PERE IMAGE INC 426 S WASHINGTON AVE MI UST MI UST LOWER 984, North 151 ANSING STATE JOURNA 120 E LENAWEE ST RICKA NONGEN /NLR LOWER 988, ESE 152 MI LUST AMI WASHINGTON AVE	3	MMA SERVICE CORPORAT	620 S CAPITOL AVE	RCRA-CESQG	Higher	428, SE
B6 I S OUTH CAPITOL AV 611 S CAPITOL AVE EDR US HIST AUTO STATE Lower 483, ESE B7 611 S OUTH CAPITOL AV 615 S OUTH CAPITOL AV US BROWNFIELDS Lower 487, ESE C9 COUNTY OF INGHAM GRA 303 W KALAMAZOO ST RCRA-CESGO, FINDS Lower 541, NNE C10 CONSOLIDATED COURTHO 303 W KALAMAZOO MI SHWS, MI LUST, MI UST, MI USD Lower 541, NNE 11 MI DEPTTRANSPORTATI 1496 UNDER WALNUTS RCRA NONGEN / NLR Higher 750, SE 12 MI DETTRANSPORTATI 1496 UNDER CAPITOL RCRA NONGEN / NLR Higher 750, SE 13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST Lower 914, ESE E15 PAPER IMAGE INC 426 SWASHINGTON AVE RCRA NONGEN / NLR, FINDS Lower 983, North F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI WST Lower 998, East F19 ELLS RARCING 141 S OWSHINGTON MI LUST, MI WST Lower 1008, ENE F19 ELLS RARCING	4	MICHIGAN CATHOLIC CO	510 S CAPITOL AVE	RCRA NonGen / NLR	Lower	455, ENE
87 815 SOUTH CAPITOL AV 615 SOUTH CAPITOL AV 015 SOUTH CAPITOL AV 015 SOUTH CAPITOL AV 025 ROWNFIELDS Lower 487, ESE C9 COUNTY OF INGHAM GRA 303 W KALAMAZOO ST RCRA-CESQG, FINDS Lower 541, NNE 110 MIDEPT/TRANSPORTATI 1496 UNDER WALNUTS RCRA NonGen / NLR Higher 659, SSW 12 MI DEPT/TRANSPORTATI 1496 UNDER CAPITOL RCRA NonGen / NLR Higher 750, SE 13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST Lower 914, ESE E15 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 984, NorTH 16 STATE BAR OF MICHIGA 303 TOWNSEND ST MI UST Lower 988, East E16 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NONGEN / NLR LOWER 998, East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST, MI UST, MI WDS Lower 998, East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST, MI WDS Lower 1008, ENE	5	MICH CONF OF SEVENTH	320 W SAINT JOSEPH S	MI LUST, MI UST, MI WDS	Higher	457, SSE
B8 617 SOUTH CAPITOL AV 617 SOUTH CAPITOL AV US BROWNFIELDS Lower 489, ESE C9 COUNTY OF INGHAM GRA 303 W KALAMAZOO RCRA-CESQG, FINDS Lower 541, NNE C10 CONSOLIDATED COURTHO 303 W KALAMAZOO MI SHWS, MILUST, MI UST, MI UST, MI UST Lower 541, NNE 12 MI DEPT/TRANSPORTATI 1496 UNDER CAPITOL RCRA NonGen / NLR Higher 750, SE 13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST Lower 914, ESE E15 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 983, ENE E15 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NONGEN / NLR, FINDS Lower 998, East F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI WDS Lower 998, East F18 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NONGEN / NLR Lower 1008, ENE E19 BLIS PARKING 414 S WASHINGTON AVE MI LUST, MI WDS Lower 1008, ENE E19 HI DE	B6		611 S CAPITOL AVE	EDR US Hist Auto Stat	Lower	483, ESE
COUNTY OF INGHAM GRA 303 W KALAMAZOO ST RCRA-CESQG, FINDS Lower 541, NNE C10 CONSOLIDATED COURTHO 303 W KALAMAZOO MI SHWS, MI LUST, MI WDS Lower 541, NNE 11 MI DEPTTRANSPORTATI 1496 UNDER WALNUT S RCRA NonGen / NLR Higher 659, SSW 13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST Higher 750, SE 14 BUREAU OF STATE LOTT 101 E HILLSDALE ST MI UST Lower 914, ESE E16 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NONGEN / NLR, FINDS Lower 983, ENS F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI WDS Lower 998, East F18 LLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE F19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE F19 LUS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE F19 LUS PRING 414 S WASHINGTON AVE MI LUST <t< td=""><td>B7</td><td>615 SOUTH CAPITOL AV</td><td>615 SOUTH CAPITOL AV</td><td>US BROWNFIELDS</td><td>Lower</td><td>487, ESE</td></t<>	B7	615 SOUTH CAPITOL AV	615 SOUTH CAPITOL AV	US BROWNFIELDS	Lower	487, ESE
CONSOLIDATED COURTHO 33 W KALAMAZOO MI SHWS, MI LUST, MI UST, MI WDS Lower 541, NNE 11 MI DEPT/TRANSPORTATI 1 496 UNDER CAPITOL RCRA NonGen / NLR Higher 659, SSW 12 MI DEPT/TRANSPORTATI 1 496 UNDER CAPITOL RCRA NonGen / NLR Higher 750, SE 13 CAPITAL COMMONS SENI 500 S PINES T MI LUST, MI UST Higher 871, West D14 BUREAU OF STATE LOTT 101 E HILLSDALE ST MI UST Lower 914, ESE E15 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 983, ENE 16 STATE BAR OF MICHIGA 306 TOWNSEND ST MI UST Lower 984, Both 171 LANSING STATE JOURNA 120 E LENAWEE ST RIDO, MI UST, MI UST, MI WDS Lower 998, East 181 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NonGen / NLR Lower 1008, ENE 192 LUIS PARKING 414 SOUTH WASHINGTON AVE MI LUST, MI UST, MI UST, MI UST, MI WDS Lower 1008, ENE 202 MI DEPT/MANAGEMENT A	B8	617 SOUTH CAPITOL AV	617 SOUTH CAPITOL AV	US BROWNFIELDS	Lower	489, ESE
11 MI DEPT/TRANSPORTATI 1496 UNDER WALNUT S RCRA NonGen / NLR Higher 659, SSW 12 MI DEPT/TRANSPORTATI 1496 UNDER CAPITOL RCRA NonGen / NLR Higher 750, SE 13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST Higher 871, West D14 BUREAU OF STATE LOTT 101 E HILLSDALE ST MI UST Lower 914, ESE 156 S PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 998, ENS 16 STATE BAR OF MICHIGA 306 TOWNSEND ST MI UST Lower 998, East F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI WDS Lower 998, East F18 LANSING STATE JOURNA 141 S WASHINGTON AVE MI LUST, MI UST, MI WDS Lower 998, East F19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST, MI WDS Lower 1008, ENE 6221 141 SOUTH WASHINGTON MI LUST, MI WDS Lower 1008, ENE 419 WI DEPT/MANAGEMENT A 515 W WASHTENAW ST	C9	COUNTY OF INGHAM GRA	303 W KALAMAZOO ST	RCRA-CESQG, FINDS	Lower	541, NNE
12 MI DEPT/TRANSPORTATI 1.496 UNDER CAPITOL RCRA NonGen / NLR Higher 750. SE 13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST Higher 871. West D14 BUREAU OF STATE LOTT 101 E HILLSDALE ST MI UST Lower 914. ESE E15 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 994. North F16 STATE BAR OF MICHIGA 306 TOWNSEND ST M UST Lower 994. North F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI WDS Lower 998. East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1006, ENE E20 414 SOUTH WASHINGTON 414 SOUTH WASHINGTON MI LUST, MI WDS Lower 1008, ENE E21 141 SOUTH WASHINGTON 414 SOUTH WASHINGTON MI LUST, MI WDS Lower 1004, NSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQG Lower 1024, WSW LW STATE OF MICHIGAN 515 W WASHITENAW ST<	C10	CONSOLIDATED COURTHO	303 W KALAMAZOO	MI SHWS, MI LUST, MI UST, MI WDS	Lower	541, NNE
13 CAPITAL COMMONS SENI 500 S PINE ST MI LUST, MI UST Higher 871, West D14 BUREAU OF STATE LOTT 101 E HILLSDALE ST MI UST Lower 914, ESE E15 PAPER IMAGE INC 428 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 983, ENE 16 STATE BAR OF MICHIGA 306 TOWNSEND ST MI UST Lower 984, North F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI WDS Lower 998, East F18 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NonGen / NLR Lower 1008, ENE E20 414 SOUTH WASHINGTON AVE MI LUST MI LUST Lower 1008, ENE E21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Higher 1024, WSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQ Lower 1037, East M1 DEPT/TRANSPORTATI 1496 UNDER WASHINGT MI UST Lower 1053, NNW 25 MI DEPT/TRANSPORTATI 1496 UNDER WASHINGT RCRA NonGen / NLR <t< td=""><td>11</td><td>MI DEPT/TRANSPORTATI</td><td>I 496 UNDER WALNUT S</td><td>RCRA NonGen / NLR</td><td>Higher</td><td>659, SSW</td></t<>	11	MI DEPT/TRANSPORTATI	I 496 UNDER WALNUT S	RCRA NonGen / NLR	Higher	659, SSW
D14 BUREAU OF STATE LOTT 101 E HILLSDALE ST MI UST Lower 914, ESE E15 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 983, ENE 16 STATE BAR OF MICHIGA 306 TOWNSEND ST MI UST Lower 984, North F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI WDS Lower 998, East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE E20 414 SOUTH WASHINGTON 414 SOUTH WASHINGTON AVE MI LUST, MI WDS Lower 1008, ENE G21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Lower 1037, East H23 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA CESGG Lower 1053, NNW 25 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1054, NSW 25 MI DEPT/TRANSPORTATI 1496 UNDER WASHTENAW ST MI UST Lower 1054, NSW 26 616 WEST ST. JOSEPH 616 WEST ST. JOSEP	12	MI DEPT/TRANSPORTATI	I 496 UNDER CAPITOL	RCRA NonGen / NLR	Higher	750, SE
E15 PAPER IMAGE INC 426 S WASHINGTON AVE RCRA NonGen / NLR, FINDS Lower 983, ENE 16 STATE BAR OF MICHIGA 306 TOWNSEND ST MI UST Lower 984, North F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI WDS Lower 998, East F18 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NonGen / NLR Lower 998, East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE E20 414 SOUTH WASHINGTON 414 S OUTH WASHINGTON MI BEA Lower 1008, ENE E21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Lower 1024, WSW D22 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA CESQG Lower 1053, NNW L5 MI DEPT/TRANSPORTATI 1496 UNDER WASHINGTON RCRA NonGen / NLR Lower 1054, SE G66 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI LUST, MI WDS Lower 1199, WI G226 MI DEPT/TRANSPORTATI 1496 UNDER PINE S	13	CAPITAL COMMONS SENI	500 S PINE ST	MI LUST, MI UST	Higher	871, West
16 STATE BAR OF MICHIGA 306 TOWNSEND ST MI UST Lower 984, North F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI UST Lower 998, East F18 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NonGen / NLR Lower 998, East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE E20 414 S QUTH WASHINGTON 414 SOUTH WASHINGTON MI BEA Lower 1008, ENE E21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Higher 1024, WSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESGG Lower 1053, NNW H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST MI UST LOWER 1053, NNW L25 MI DEPT/TRANSPORTATI 1496 UNDER WASHINGT RCRA NonGen / NLR Lower 1053, NNW L26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW L27 FORMER COMMERCE BLDE 300 S CAPITOL AVE MI LU	D14	BUREAU OF STATE LOTT	101 E HILLSDALE ST	MI UST	Lower	914, ESE
F17 LANSING STATE JOURNA 120 E LENAWEE ST FINDS, MI LUST, MI UST, MI WDS Lower 998, East F18 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NonGen / NLR Lower 998, East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE E20 414 SOUTH WASHINGTON 414 SOUTH WASHINGTON MI BEA Lower 1008, ENE G21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Higher 1024, WSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQG Lower 1053, ENS H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1053, NNW 25 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST MI UST Lower 1054, SE 423 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR Lower 1054, NW 25 MI DEPT/MANAGEMENT A 516 WEST ST. JOSEPH MI BEA Higher 1077, WSW 26 G16 WEST ST. JOSEPH MI BEA Hi	E15	PAPER IMAGE INC	426 S WASHINGTON AVE	RCRA NonGen / NLR, FINDS	Lower	983, ENE
F18 LANSING STATE JOURNA 120 E LENAWEE ST RCRA NonGen / NLR Lower 998, East E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE E20 414 SOUTH WASHINGTON 414 SOUTH WASHINGTON MI BEA Lower 1008, ENE G21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Higher 1024, WSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQG Lower 1037, East H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1053, NNW 525 MI DEPT/TRANSPORTATI 1496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE 626 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 7 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE 628 MI DEPT/TRANSPORTATI 1496 UNDER PINE ST RCRA NonGen / NLR Lower 1256, South 130 PG INDUSTRIES INC GMS ANSING SPILS S	16	STATE BAR OF MICHIGA	306 TOWNSEND ST	MI UST	Lower	984, North
E19 ELLIS PARKING 414 S WASHINGTON AVE MI LUST Lower 1008, ENE E20 414 SOUTH WASHINGTON 414 SOUTH WASHINGTON MI BEA Lower 1008, ENE G21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Higher 1024, WSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQG Lower 1037, East H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1053, NNW 52 MI DEPT/TRANSPORTATI 1496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE 626 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 67 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE 626 616 WEST ST. JOSEPH MI LUST, MI UST, MI WDS Lower 1139, SW 627 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI UST Lower 1156, SOUTH 628 MI DEPT/TRANSPORTATI 1496 UNDER PINS T RCRA NONGEN / NLR Lower </td <td>F17</td> <td>LANSING STATE JOURNA</td> <td>120 E LENAWEE ST</td> <td>FINDS, MI LUST, MI UST, MI WDS</td> <td>Lower</td> <td>998, East</td>	F17	LANSING STATE JOURNA	120 E LENAWEE ST	FINDS, MI LUST, MI UST, MI WDS	Lower	998, East
E20 414 SOUTH WASHINGTON 414 SOUTH WASHINGTON MI BEA Lower 1008, ENE G21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Higher 1024, WSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQG Lower 1037, East H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1053, NNW H24 STATE OF MICHIGAN 515 W WASHTENAW ST MI UST Lower 1053, NNW 25 MI DEPT/TRANSPORTATI 1496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE G26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 77 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI 1496 UNDER PINE ST RCRA NonGen / NLR Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND ST <td>F18</td> <td>LANSING STATE JOURNA</td> <td>120 E LENAWEE ST</td> <td>RCRA NonGen / NLR</td> <td>Lower</td> <td>998, East</td>	F18	LANSING STATE JOURNA	120 E LENAWEE ST	RCRA NonGen / NLR	Lower	998, East
G21 NRT PROPERTY 600 W SAINT JOSEPH MI LUST, MI WDS Higher 1024, WSW D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQG Lower 1037, East H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1053, NNW H24 STATE OF MICHIGAN 515 W WASHTENAW ST MI UST Lower 1053, NNW 25 MI DEPT/TRANSPORTATI 1496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE G26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW G27 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI 1496 UNDER PINE ST RCRA NonGen / NLR Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND ST. RCRA TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I33 GM PLANT #1 <td>E19</td> <td>ELLIS PARKING</td> <td>414 S WASHINGTON AVE</td> <td>MI LUST</td> <td>Lower</td> <td>1008, ENE</td>	E19	ELLIS PARKING	414 S WASHINGTON AVE	MI LUST	Lower	1008, ENE
D22 MI DEPT/MANAGEMENT A 101 HILLSDALE ST RCRA-CESQG Lower 1037, East H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1053, NNW H24 STATE OF MICHIGAN 515 W WASHTENAW ST MI UST Lower 1053, NNW E55 MI DEPT/TRANSPORTATI I 496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE G26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 27 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI I 496 UNDER PINE ST RCRA NonGen / NLR Lower 1126, South I29 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 9208 TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND ST RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I33 GM PLANT #1	E20	414 SOUTH WASHINGTON	414 SOUTH WASHINGTON	MI BEA	Lower	1008, ENE
H23 MI DEPT/MANAGEMENT A 515 W WASHTENAW ST RCRA NonGen / NLR, FINDS Lower 1053, NNW H24 STATE OF MICHIGAN 515 W WASHTENAW ST MI UST Lower 1053, NNW 25 MI DEPT/TRANSPORTATI I 496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE G26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 27 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI I 496 UNDER PINE ST RCRA NonGen / NLR Higher 1139, SW I29 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND ST RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I33 GM PLANT #1 920 TOWNSEND ST EET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South I	G21	NRT PROPERTY	600 W SAINT JOSEPH	MI LUST, MI WDS	Higher	1024, WSW
H24 STATE OF MICHIGAN 515 W WASHTENAW ST MI UST Lower 1053, NNW 25 MI DEPT/TRANSPORTATI I 496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE G26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 27 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI I 496 UNDER PINE ST RCRA NonGen / NLR Higher 1139, SW I29 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND MI LUST, MI UST Lower 1256, South I32 GENERAL MOTORS LANSI 920 TOWNSEND ST. RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I34 UTILITY SERVICES OF 920 TOWNSEND ST EDR US Hist Auto Stat Lower 1256, South I35 UTILITY SERVICES OF<	D22	MI DEPT/MANAGEMENT A	101 HILLSDALE ST	RCRA-CESQG	Lower	1037, East
25 MI DEPT/TRANSPORTATI I 496 UNDER WASHINGT RCRA NonGen / NLR Lower 1054, SE G26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 27 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI I 496 UNDER PINE ST RCRA NonGen / NLR Higher 1139, SW I29 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND MI LUST, MI UST Lower 1256, South I32 GENERAL MOTORS LANSI 920 TOWNSEND ST RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I34 UTILITY SERVICES OF 920 TOWNSEND ST EDR US Hist Auto Stat Lower 1256, South I35 UTILITY SERVICES OF 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South I36 GENERAL MOT	H23	MI DEPT/MANAGEMENT A	515 W WASHTENAW ST	RCRA NonGen / NLR, FINDS	Lower	1053, NNW
G26 616 WEST ST. JOSEPH 616 WEST ST. JOSEPH MI BEA Higher 1077, WSW 27 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI I 496 UNDER PINE ST RCRA NonGen / NLR Higher 1139, SW I29 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND MI LUST, MI UST Lower 1256, South I32 GENERAL MOTORS LANSI 920 TOWNSEND ST. RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I33 GM PLANT #1 920 TOWNSEND STREET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South I34 920 TOWNSEND ST EDR US Hist Auto Stat Lower 1256, South I35 UTILITY SERVICES OF 920 TOWNSEND ST PLAN NY MANIFEST Lower 1256, South 37 SOUTH WASHINGTON IN	H24	STATE OF MICHIGAN	515 W WASHTENAW ST	MI UST	Lower	1053, NNW
27 FORMER COMMERCE BLDG 300 S CAPITOL AVE MI LUST, MI UST, MI WDS Lower 1110, NNE G28 MI DEPT/TRANSPORTATI I 496 UNDER PINE ST RCRA NonGen / NLR Higher 1139, SW I29 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND MI LUST, MI UST Lower 1256, South I32 GENERAL MOTORS LANSI 920 TOWNSEND ST. RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I34 920 TOWNSEND STREET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South I35 UTILITY SERVICES OF 920 TOWNSEND ST RCRA NonGen / NLR Lower 1256, South I36 GENERAL MOTORS CORPO 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South 37 SOUTH WASHINGTON INV 313 S WASHINGTON SQ RCRA NonGen / NLR Lower 1317, NE J38 CENT	25	MI DEPT/TRANSPORTATI	I 496 UNDER WASHINGT	RCRA NonGen / NLR	Lower	1054, SE
G28 MI DEPT/TRANSPORTATI I 496 UNDER PINE ST RCRA NonGen / NLR Higher 1139, SW I29 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South I30 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South I31 BUILDING 250 920 TOWNSEND MI LUST, MI UST Lower 1256, South I32 GENERAL MOTORS LANSI 920 TOWNSEND ST. RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South I34 920 TOWNSEND STREET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South I35 UTILITY SERVICES OF 920 TOWNSEND ST RCRA NonGen / NLR Lower 1256, South I36 GENERAL MOTORS CORPO 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South 37 SOUTH WASHINGTON INV 313 S WASHINGTON SQ RCRA NonGen / NLR Lower 1317, NE J38 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	G26	616 WEST ST. JOSEPH	616 WEST ST. JOSEPH	MI BEA	Higher	1077, WSW
129 GM LANSING GRAND RIV 920 TOWNSEND AVE MI AST Lower 1256, South 130 PPG INDUSTRIES INC GM33 PLST2 920B TOWN RCRA NonGen / NLR Lower 1256, South 131 BUILDING 250 920 TOWNSEND MI LUST, MI UST Lower 1256, South 132 GENERAL MOTORS LANSI 920 TOWNSEND ST. RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South 133 GM PLANT #1 920 TOWNSEND STREET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South 134 920 TOWNSEND ST EDR US Hist Auto Stat Lower 1256, South 135 UTILITY SERVICES OF 920 TOWNSEND ST RCRA NonGen / NLR Lower 1256, South 136 GENERAL MOTORS CORPO 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South 37 SOUTH WASHINGTON INV 313 S WASHINGTON SQ RCRA NonGen / NLR Lower 1317, NE J38 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	27	FORMER COMMERCE BLDG	300 S CAPITOL AVE	MI LUST, MI UST, MI WDS	Lower	1110, NNE
130PPG INDUSTRIES INCGM33 PLST2 920B TOWNRCRA NonGen / NLRLower1256, South131BUILDING 250920 TOWNSENDMI LUST, MI USTLower1256, South132GENERAL MOTORS LANSI920 TOWNSEND ST.RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NYLower1256, South133GM PLANT #1920 TOWNSEND STREETMI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MILower1256, South134920 TOWNSEND STEDR US Hist Auto StatLower1256, South135UTILITY SERVICES OF920 TOWNSEND STRCRA NonGen / NLRLower1256, South136GENERAL MOTORS CORPO920 TOWNSEND ST-PLANNY MANIFESTLower1256, South37SOUTH WASHINGTON INV313 S WASHINGTON SQRCRA NonGen / NLRLower1317, NEJ38CENTER FOR THE ARTS425 S GRAND AVENUEMI BEALower1368, ENE	G28	MI DEPT/TRANSPORTATI	I 496 UNDER PINE ST	RCRA NonGen / NLR	Higher	1139, SW
BUILDING 250 920 TOWNSEND MI LUST, MI UST Lower 1256, South GENERAL MOTORS LANSI 920 TOWNSEND ST. RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South 920 TOWNSEND STREET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South 920 TOWNSEND ST EDR US Hist Auto Stat Lower 1256, South UTILITY SERVICES OF 920 TOWNSEND ST RCRA NonGen / NLR Lower 1256, South 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South NY MANIFEST Lower 1256, South 136 GENERAL MOTORS CORPO 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1317, NE 1317, NE 1338 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	129	GM LANSING GRAND RIV	920 TOWNSEND AVE	MI AST	Lower	1256, South
GENERAL MOTORS LANSI 920 TOWNSEND ST. RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY Lower 1256, South 920 TOWNSEND STREET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South 920 TOWNSEND ST EDR US Hist Auto Stat Lower 1256, South 135 UTILITY SERVICES OF 920 TOWNSEND ST RCRA NonGen / NLR Lower 1256, South 136 GENERAL MOTORS CORPO 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South 137 SOUTH WASHINGTON INV 313 S WASHINGTON SQ RCRA NonGen / NLR Lower 1317, NE 1338 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	130	PPG INDUSTRIES INC	GM33 PLST2 920B TOWN	RCRA NonGen / NLR	Lower	1256, South
GM PLANT #1 920 TOWNSEND STREET MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI Lower 1256, South 920 TOWNSEND ST EDR US Hist Auto Stat Lower 1256, South UTILITY SERVICES OF 920 TOWNSEND ST RCRA NonGen / NLR Lower 1256, South GENERAL MOTORS CORPO 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South SOUTH WASHINGTON INV 313 S WASHINGTON SQ RCRA NonGen / NLR Lower 1317, NE J38 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	l31	BUILDING 250	920 TOWNSEND	MI LUST, MI UST	Lower	1256, South
134920 TOWNSEND STEDR US Hist Auto StatLower1256, South135UTILITY SERVICES OF920 TOWNSEND STRCRA NonGen / NLRLower1256, South136GENERAL MOTORS CORPO920 TOWNSEND ST-PLANNY MANIFESTLower1256, South37SOUTH WASHINGTON INV313 S WASHINGTON SQRCRA NonGen / NLRLower1317, NEJ38CENTER FOR THE ARTS425 S GRAND AVENUEMI BEALower1368, ENE	132	GENERAL MOTORS LANSI	920 TOWNSEND ST.	RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-LQG, NY	. Lower	1256, South
UTILITY SERVICES OF 920 TOWNSEND ST RCRA NonGen / NLR Lower 1256, South GENERAL MOTORS CORPO 920 TOWNSEND ST-PLAN NY MANIFEST Lower 1256, South SOUTH WASHINGTON INV 313 S WASHINGTON SQ RCRA NonGen / NLR Lower 1317, NE J38 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	133	GM PLANT #1	920 TOWNSEND STREET	MI SHWS, MI SPILLS, MI AUL, MI NPDES, MI AIRS, MI	Lower	1256, South
136GENERAL MOTORS CORPO920 TOWNSEND ST-PLANNY MANIFESTLower1256, South37SOUTH WASHINGTON INV313 S WASHINGTON SQRCRA NonGen / NLRLower1317, NEJ38CENTER FOR THE ARTS425 S GRAND AVENUEMI BEALower1368, ENE	134		920 TOWNSEND ST	EDR US Hist Auto Stat	Lower	1256, South
37 SOUTH WASHINGTON INV 313 S WASHINGTON SQ RCRA NonGen / NLR Lower 1317, NE J38 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	135	UTILITY SERVICES OF	920 TOWNSEND ST	RCRA NonGen / NLR	Lower	1256, South
J38 CENTER FOR THE ARTS 425 S GRAND AVENUE MI BEA Lower 1368, ENE	136	GENERAL MOTORS CORPO	920 TOWNSEND ST-PLAN	NY MANIFEST	Lower	1256, South
	37	SOUTH WASHINGTON INV	313 S WASHINGTON SQ	RCRA NonGen / NLR	Lower	1317, NE
39 FORMER YWCA-BOJI DEV 217 TOWNSEND ST. US BROWNFIELDS Lower 1419, North	J38	CENTER FOR THE ARTS	425 S GRAND AVENUE	MI BEA	Lower	1368, ENE
	39	FORMER YWCA-BOJI DEV	217 TOWNSEND ST.	US BROWNFIELDS	Lower	1419, North

MAPPED SITES SUMMARY

Target Property Address: 301 WEST LENAWEE STREET LANSING, MI 48933

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
K40	ACCIDENT FUND OF MIC	232 SOUTH CAPITAL AV	MI SHWS	Lower	1424, NNE
K41	231 SOUTH CAPITOL AV	231 SOUTH CAPITOL AV	MI BEA	Lower	1431, NNE
K42	ELLIS PARKING	231 S CAPITOL AVE	MILUST	Lower	1431, NNE
J43	DEMOLITION SITE	211 E KALAMAZOO ST	MI LUST, MI UST, MI WDS	Lower	1496, ENE
K44	ELLIS PARKING RAMP-B	205 W. ALLEGAN STREE	US BROWNFIELDS	Lower	1562, NNE
L45	(VACANT LOT)	307 S CESAR CHAVEZ	MI LUST, MI UST	Lower	1565, ENE
K46	205 WEST ALLEGAN	205 W. ALLEGAN	MI BEA	Lower	1569, NNE
K47	205 WEST ALLEGAN	205 WEST ALLEGAN	MI BEA	Lower	1569, NNE
M48	C & E RECORDS RETENT	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M49	CRUM-AIR CRITERIA CO	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M50	MSU FISH MODEL ENHAN	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M51	INSURANCE ARCHEOLOGY	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M52	CMI MARKETING STRATE	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M53	SURETY BONDS	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M54	DIVISION ASSESSMENTS	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M55	C & E ACTIVITIES	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
M56	ROSE LAKE LAB SUPPLI	525 WEST ALLEGAN	MI DEL SHWS	Lower	1587, NNW
M57	ERNIE CONTRACT	525 W. ALLEGAN ST.	MI DEL SHWS	Lower	1587, NNW
L58	OLD LANSING BARBER C	315 S GRAND AVE	MI LUST, MI UST	Lower	1591, ENE
59	112 EAST ALLEGAN STR	112 EAST ALLEGAN STR	US BROWNFIELDS	Lower	1782, NE
N60	TRIANGLE PROPERTY	307 E. KALAMAZOO	US BROWNFIELDS	Lower	1969, ENE
N61	404-410 KALAMAZOO PL	404-410 KALAMAZOO PL	MI BEA	Lower	1986, ENE
O62	MICHIGAN AVENUE - CL	124 W MICHIGAN	MI LUST, MI UST, MI WDS	Lower	2025, NNE
O63	LANSING CENTER AREA	4 PARCELS AT CEDAR S	US BROWNFIELDS	Lower	2060, NNE
P64	RUSSELL CLEANERS	334 S BUTLER BLVD	MI LUST, MI BEA	Lower	2261, WNW
P65	334 SOUTH BUTLER BLV	334 SOUTH BUTLER BLV	MI SHWS, MI BEA	Lower	2261, WNW
Q66	BOZZOS AUTO DETAILIN	1100 S WASHINGTON	MI LUST, MI WDS	Lower	2263, SSE
Q67		1100 SOUTH WASHINGTO	MI SPILLS, MI BEA	Lower	2263, SSE
68	FORMER CLARK STATION	1002 W ST JOSEPH ST	MI LUST	Higher	2534, WSW
R69	FORMER MILL SUPPLY P	336 EAST MICHIGAN AV	US BROWNFIELDS	Lower	2539, NE
R70	LANSING CENTER EAST	333 E MICHIGAN AVE	$\operatorname{MI}\nolimits\operatorname{SHWS}\nolimits,\operatorname{MI}\nolimits\operatorname{LUST}\nolimits,\operatorname{MI}\nolimits\operatorname{UST}\nolimits,\operatorname{MI}\nolimits\operatorname{BROWNFIELDS}\nolimits,\operatorname{MI}\nolimits\operatorname{WDS}\nolimits$	Lower	2608, NE
S71	LBWL, OTTAWA STATION	209 OTTAWA STREET	MI SHWS, MI AUL, MI AIRS	Lower	2621, NNE
S72	217 E OTTAWA, 300, 3	217 E OTTAWA, 300, 3	MI BEA	Lower	2625, NE
73	MUNICIPAL WELL LANSI	Non-	MI SHWS	Lower	No , East
74	LANSING GAS LIGHT CO	SEC WASHINGTON AND I	EDR MGP	Lower	2705, NNE
S75	FORMER LANSING FUEL	225 NORTH GRAND AVEN	MI SHWS	Lower	2708, NNE
T76	BWL-DYE WATER CONDIT	149 S. CEDAR	MI SHWS	Lower	2971, NE
T77	MUNICIPAL WELL LANSI	Non-	MI SHWS	Lower	No , NE
78	LANSING BASEBALL STA	505 EAST MICHIGAN	MI SHWS, MI DEL SHWS	Lower	3310, NE

MAPPED SITES SUMMARY

Target Property Address: 301 WEST LENAWEE STREET LANSING, MI 48933

Click on Map ID to see full detail.

MAP				RELATIVE	DIST (ft.)
ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	DIRECTION
79	ECKERT & MOORES PARK	601 ISLAND AVE	MI SHWS, MI NPDES, MI AIRS, MI WDS	Lower	3312, South
80	CITY OF LANSING/O&M	601 EAST SOUTH STREE	MI SHWS	Lower	4108, SE
81	401 NORTH LARCH STRE	401 NORTH LARCH STRE	MI DEL SHWS, MI BEA	Lower	4355, NE
82	DELTA PROPERTIES		FUDS	Lower	4394, SE
83	MUNICIPAL WELL LANSI	Non-	MI SHWS	Lower	No , NE
84	MUNICIPAL WELL LANSI	Non-responsive	MI SHWS	Higher	No , East
85	MOTOR WHEEL FACILITY	735 EAST SAGINAW STR	MI SHWS, MI WDS	Lower	4734, NNW
86	MUNICIPAL WELL LANSI	Non-	MI SHWS	Higher	Non East

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
301 W LENAWEE 301 W LENAWEE LANSING, MI 48914	MI AIRS	N/A
301 WEST LENAWEE STR 301 WEST LENAWEE STR LANSING, MI	MI BEA	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site List

CERC-NFRAP: A review of the CERC-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERC-NFRAP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL MOTORS LANSI	920 TOWNSEND ST.	S 1/8 - 1/4 (0.238 mi.)	<i>1</i> 32	14

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 09/10/2013 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL MOTORS LANSI	920 TOWNSEND ST.	S 1/8 - 1/4 (0.238 mi.)	<i>1</i> 32	14

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: A review of the RCRA-TSDF list, as provided by EDR, and dated 09/10/2013 has revealed that there is 1 RCRA-TSDF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL MOTORS LANSI	920 TOWNSEND ST.	S 1/8 - 1/4 (0.238 mi.)	<i>I</i> 32	14

Federal RCRA generators list

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 09/10/2013 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL MOTORS LANSI	920 TOWNSEND ST.	S 1/8 - 1/4 (0.238 mi.)	132	14

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 09/10/2013 has revealed that there are 3 RCRA-CESQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MMA SERVICE CORPORAT	620 S CAPITOL AVE	SE 0 - 1/8 (0.081 mi.)	3	7
Lower Elevation	Address	Direction / Distance	Map ID	Page
COUNTY OF INGHAM GRA MI DEPT/MANAGEMENT A	303 W KALAMAZOO ST 101 HILLSDALE ST	NNE 0 - 1/8 (0.102 mi.) E 1/8 - 1/4 (0.196 mi.)	C9 D22	8 11

State- and tribal - equivalent CERCLIS

MI SHWS: A review of the MI SHWS list, as provided by EDR, and dated 10/01/2013 has revealed that there are 17 MI SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MUNICIPAL WELL LANSI Facility Status: Interim Response co	Non-responsive onducted - No further activities anticipation	E 1/2 - 1 (Non-	84	25
MUNICIPAL WELL LANSI Facility Status: Interim Response co	Non- onducted - No further activities anticipa	E 1/2 - 1 (Non- ated	86	26
Lower Elevation	Address	Direction / Distance	Map ID	Page
CONSOLIDATED COURTHO Facility Status: Interim Response co	303 W KALAMAZOO onducted - No further activities anticipa	NNE 0 - 1/8 (0.102 mi.) ated	C10	8
GM PLANT #1 Facility Status: See Leaking Underg	920 TOWNSEND STREET	S 1/8 - 1/4 (0.238 mi.)	<i>1</i> 33	14

Lower Elevation	Address	Direction / Distance	Map ID	Page
ACCIDENT FUND OF MIC Facility Status: Inactive - no actions taker	232 SOUTH CAPITAL AV n to address contamination	NNE 1/4 - 1/2 (0.270 mi.)	K40	16
334 SOUTH BUTLER BLV Facility Status: See Leaking Underground	334 SOUTH BUTLER BLV d Storage Tank Site Database	WNW 1/4 - 1/2 (0.428 mi.)	P65	21
LANSING CENTER EAST Facility Status: Interim Response conduc	333 E MICHIGAN AVE ted - No further activities anticipa	NE 1/4 - 1/2 (0.494 mi.) ated	R70	22
LBWL, OTTAWA STATION Facility Status: Remedial Action in Progre	209 OTTAWA STREET ess (may incl. use restrictions, O	NNE 1/4 - 1/2 (0.496 mi.) &M and/or monitoring)	S71	23
MUNICIPAL WELL LANSI Facility Status: Interim Response conduc	Non- ted - No further activities anticipa	E 1/2 - 1 (<mark>Non-</mark> ated	73	23
FORMER LANSING FUEL Facility Status: Inactive - no actions taker	225 NORTH GRAND AVEN to address contamination	NNE 1/2 - 1 (0.513 mi.)	S75	23
BWL-DYE WATER CONDIT Facility Status: Interim Response in progr	149 S. CEDAR ress	NE 1/2 - 1 (0.563 mi.)	T76	24
MUNICIPAL WELL LANSI Facility Status: Interim Response conduc	Non- ted - No further activities anticipa	NE 1/2 - 1 (Non- ated	T77	24
LANSING BASEBALL STA Facility Status: Delisted - no longer meets	505 EAST MICHIGAN s criteria specified in rules	NE 1/2 - 1 (0.627 mi.)	78	24
ECKERT & MOORES PARK Facility Status: Remedial Action in Progre	601 ISLAND AVE ess (may incl. use restrictions, O	S 1/2 - 1 (0.627 mi.) &M and/or monitoring)	79	24
CITY OF LANSING/O&M Facility Status: See Leaking Underground	601 EAST SOUTH STREE d Storage Tank Site Database	SE 1/2 - 1 (0.778 mi.)	80	25
MUNICIPAL WELL LANSI Facility Status: Evaluation in progress	Non-	NE 1/2 - 1 (Non-	83	25
MOTOR WHEEL FACILITY Facility Status: Remedial Action in Progre	735 EAST SAGINAW STR ess (may incl. use restrictions, Of	NNW 1/2 - 1 (0.897 mi.) &M and/or monitoring)	85	26

State and tribal leaking storage tank lists

MI LUST: A review of the MI LUST list, as provided by EDR, and dated 02/01/2014 has revealed that there are 17 MI LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MICH CONF OF SEVENTH Facility Status: Closed	320 W SAINT JOSEPH S	SSE 0 - 1/8 (0.087 mi.)	5	7
CAPITAL COMMONS SENI Facility Status: Closed	500 S PINE ST	W 1/8 - 1/4 (0.165 mi.)	13	9
NRT PROPERTY Facility Status: Open	600 W SAINT JOSEPH	WSW 1/8 - 1/4 (0.194 mi.)	G21	11
FORMER CLARK STATION Facility Status: Open	1002 W ST JOSEPH ST	WSW 1/4 - 1/2 (0.480 mi.)	68	22
Lower Elevation	Address	Direction / Distance	Map ID	Page
CONSOLIDATED COURTHO Facility Status: Open	303 W KALAMAZOO	NNE 0 - 1/8 (0.102 mi.)	C10	8

Lower Elevation	Address	Direction / Distance	Map ID	Page
LANSING STATE JOURNA Facility Status: Closed Facility Status: Open	120 E LENAWEE ST	E 1/8 - 1/4 (0.189 mi.)	F17	10
ELLIS PARKING Facility Status: Open	414 S WASHINGTON AVE	ENE 1/8 - 1/4 (0.191 mi.)	E19	11
FORMER COMMERCE BLDG Facility Status: Open	300 S CAPITOL AVE	NNE 1/8 - 1/4 (0.210 mi.)	27	12
BUILDING 250 Facility Status: Open	920 TOWNSEND	S 1/8 - 1/4 (0.238 mi.)	l31	13
ELLIS PARKING Facility Status: Open	231 S CAPITOL AVE	NNE 1/4 - 1/2 (0.271 mi.)	K42	16
DEMOLITION SITE Facility Status: Closed	211 E KALAMAZOO ST	ENE 1/4 - 1/2 (0.283 mi.)	J43	16
(VACANT LOT) Facility Status: Open	307 S CESAR CHAVEZ	ENE 1/4 - 1/2 (0.296 mi.)	L45	17
OLD LANSING BARBER C Facility Status: Closed	315 S GRAND AVE	ENE 1/4 - 1/2 (0.301 mi.)	L58	19
MICHIGAN AVENUE - CL Facility Status: Closed	124 W MICHIGAN	NNE 1/4 - 1/2 (0.384 mi.)	O62	20
RUSSELL CLEANERS Facility Status: Open	334 S BUTLER BLVD	WNW 1/4 - 1/2 (0.428 mi.)	P64	21
BOZZOS AUTO DETAILIN Facility Status: Open	1100 S WASHINGTON	SSE 1/4 - 1/2 (0.429 mi.)	Q66	21
LANSING CENTER EAST Facility Status: Closed	333 E MICHIGAN AVE	NE 1/4 - 1/2 (0.494 mi.)	R70	22

State and tribal registered storage tank lists

MI UST: A review of the MI UST list, as provided by EDR, and dated 02/01/2014 has revealed that there are 9 MI UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MICH CONF OF SEVENTH	320 W SAINT JOSEPH S	SSE 0 - 1/8 (0.087 mi.)	5	7
CAPITAL COMMONS SENI	500 S PINE ST	W 1/8 - 1/4 (0.165 mi.)	13	9
Lower Elevation	Address	Direction / Distance	Map ID	Page
CONSOLIDATED COURTHO	303 W KALAMAZOO	NNE 0 - 1/8 (0.102 mi.)	C10	8
BUREAU OF STATE LOTT	101 E HILLSDALE ST	ESE 1/8 - 1/4 (0.173 mi.)	D14	10
STATE BAR OF MICHIGA	306 TOWNSEND ST	N 1/8 - 1/4 (0.186 mi.)	16	10
LANSING STATE JOURNA	120 E LENAWEE ST	E 1/8 - 1/4 (0.189 mi.)	F17	10
STATE OF MICHIGAN	515 W WASHTENAW ST	NNW 1/8 - 1/4 (0.199 mi.)	H24	12
FORMER COMMERCE BLDG	300 S CAPITOL AVE	NNE 1/8 - 1/4 (0.210 mi.)	27	12
BUILDING 250	920 TOWNSEND	S 1/8 - 1/4 (0.238 mi.)	<i>I</i> 31	13

MI AST: A review of the MI AST list, as provided by EDR, and dated 02/14/2014 has revealed that there is 1 MI AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GM LANSING GRAND RIV	920 TOWNSEND AVE	S 1/8 - 1/4 (0.238 mi.)	129	13

State and tribal institutional control / engineering control registries

MI AUL: A review of the MI AUL list, as provided by EDR, and dated 03/04/2014 has revealed that there are 2 MI AUL sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GM PLANT #1	920 TOWNSEND STREET	S 1/8 - 1/4 (0.238 mi.)	<i>1</i> 33	14
LBWL, OTTAWA STATION	209 OTTAWA STREET	NNE 1/4 - 1/2 (0.496 mi.)	S71	23

State and tribal Brownfields sites

MI BROWNFIELDS: A review of the MI BROWNFIELDS list, as provided by EDR, and dated 07/27/2012 has revealed that there is 1 MI BROWNFIELDS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LANSING CENTER EAST	333 E MICHIGAN AVE	NE 1/4 - 1/2 (0.494 mi.)	R70	22

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 09/24/2013 has revealed that there are 8 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
615 SOUTH CAPITOL AV	615 SOUTH CAPITOL AV	ESE 0 - 1/8 (0.092 mi.)	B7	8
617 SOUTH CAPITOL AV	617 SOUTH CAPITOL AV	ESE 0 - 1/8 (0.093 mi.)	B8	8
FORMER YWCA-BOJI DEV	217 TOWNSEND ST.	N 1/4 - 1/2 (0.269 mi.)	39	15
ELLIS PARKING RAMP-B	205 W. ALLEGAN STREE	NNE 1/4 - 1/2 (0.296 mi.)	K44	17
112 EAST ALLEGAN STR	112 EAST ALLEGAN STR	NE 1/4 - 1/2 (0.338 mi.)	59	20
TRIANGLE PROPERTY	307 E. KALAMAZOO	ENE 1/4 - 1/2 (0.373 mi.)	N60	20
LANSING CENTER AREA	4 PARCELS AT CEDAR S	NNE 1/4 - 1/2 (0.390 mi.)	O63	21
FORMER MILL SUPPLY P	336 EAST MICHIGAN AV	NE 1/4 - 1/2 (0.481 mi.)	R69	22

Local Lists of Hazardous waste / Contaminated Sites

MI DEL SHWS: A review of the MI DEL SHWS list, as provided by EDR, and dated 08/01/2013 has revealed that there are 12 MI DEL SHWS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
C & E RECORDS RETENT	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M48	17
CRUM-AIR CRITERIA CO	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M49	18
MSU FISH MODEL ENHAN	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M50	18
INSURANCE ARCHEOLOGY	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M51	18
CMI MARKETING STRATE	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M52	18
SURETY BONDS	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M53	18
DIVISION ASSESSMENTS	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M54	19
C & E ACTIVITIES	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M55	19
ROSE LAKE LAB SUPPLI	525 WEST ALLEGAN	NNW 1/4 - 1/2 (0.301 mi.)	M56	19
ERNIE CONTRACT	525 W. ALLEGAN ST.	NNW 1/4 - 1/2 (0.301 mi.)	M57	19
LANSING BASEBALL STA	505 EAST MICHIGAN	NE 1/2 - 1 (0.627 mi.)	<i>7</i> 8	24
401 NORTH LARCH STRE	401 NORTH LARCH STRE	NE 1/2 - 1 (0.825 mi.)	81	25

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/10/2013 has revealed that there are 11 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MI DEPT/TRANSPORTATI	I 496 UNDER WALNUT S	SSW 0 - 1/8 (0.125 mi.)	11	9
MI DEPT/TRANSPORTATI	I 496 UNDER CAPITOL	SE 1/8 - 1/4 (0.142 mi.)	12	9
MI DEPT/TRANSPORTATI	I 496 UNDER PINE ST	SW 1/8 - 1/4 (0.216 mi.)	G28	13
Lower Elevation	Address	Direction / Distance	Map ID	Page
MICHIGAN CATHOLIC CO	510 S CAPITOL AVE	ENE 0 - 1/8 (0.086 mi.)	4	7
PAPER IMAGE INC	426 S WASHINGTON AVE	ENE 1/8 - 1/4 (0.186 mi.)	E15	10
LANSING STATE JOURNA	120 E LENAWEE ST	E 1/8 - 1/4 (0.189 mi.)	F18	11
MI DEPT/MANAGEMENT A	515 W WASHTENAW ST	NNW 1/8 - 1/4 (0.199 mi.)	H23	12
MI DEPT/TRANSPORTATI	I 496 UNDER WASHINGT	SE 1/8 - 1/4 (0.200 mi.)	25	12
PPG INDUSTRIES INC	GM33 PLST2 920B TOWN	S 1/8 - 1/4 (0.238 mi.)	130	13
UTILITY SERVICES OF	920 TOWNSEND ST	S 1/8 - 1/4 (0.238 mi.)	135	15
SOUTH WASHINGTON INV	313 S WASHINGTON SQ	NE 1/8 - 1/4 (0.249 mi.)	37	15

FUDS: A review of the FUDS list, as provided by EDR, and dated 12/31/2011 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DELTA PROPERTIES		SE 1/2 - 1 (0.832 mi.)	82	25

NY MANIFEST: A review of the NY MANIFEST list, as provided by EDR, has revealed that there are 2 NY MANIFEST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL MOTORS LANSI	920 TOWNSEND ST.	S 1/8 - 1/4 (0.238 mi.)	<i>1</i> 32	14
GENERAL MOTORS CORPO	920 TOWNSEND ST-PLAN	S 1/8 - 1/4 (0.238 mi.)	136	15

WI MANIFEST: A review of the WI MANIFEST list, as provided by EDR, has revealed that there is 1 WI MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL MOTORS LANSI	920 TOWNSEND ST.	S 1/8 - 1/4 (0.238 mi.)	<i>1</i> 32	14

MI BEA: A review of the MI BEA list, as provided by EDR, and dated 08/21/2013 has revealed that there are 11 MI BEA sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
616 WEST ST. JOSEPH	616 WEST ST. JOSEPH	WSW 1/8 - 1/4 (0.204 mi.)	G26	12
Lower Elevation	Address	Direction / Distance	Map ID	Page
414 SOUTH WASHINGTON	414 SOUTH WASHINGTON	ENE 1/8 - 1/4 (0.191 mi.)	E20	11
CENTER FOR THE ARTS	425 S GRAND AVENUE	ENE 1/4 - 1/2 (0.259 mi.)	J38	15
231 SOUTH CAPITOL AV	231 SOUTH CAPITOL AV	NNE 1/4 - 1/2 (0.271 mi.)	K41	16
205 WEST ALLEGAN	205 W. ALLEGAN	NNE 1/4 - 1/2 (0.297 mi.)	K46	17
205 WEST ALLEGAN	205 WEST ALLEGAN	NNE 1/4 - 1/2 (0.297 mi.)	K47	17
404-410 KALAMAZOO PL	404-410 KALAMAZOO PL	ENE 1/4 - 1/2 (0.376 mi.)	N61	20
RUSSELL CLEANERS	334 S BUTLER BLVD	WNW 1/4 - 1/2 (0.428 mi.)	P64	21
334 SOUTH BUTLER BLV	334 SOUTH BUTLER BLV	WNW 1/4 - 1/2 (0.428 mi.)	P65	21
Not reported	1100 SOUTH WASHINGTO	SSE 1/4 - 1/2 (0.429 mi.)	Q67	22
217 E OTTAWA, 300, 3	217 E OTTAWA, 300, 3	NE 1/4 - 1/2 (0.497 mi.)	S72	23

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

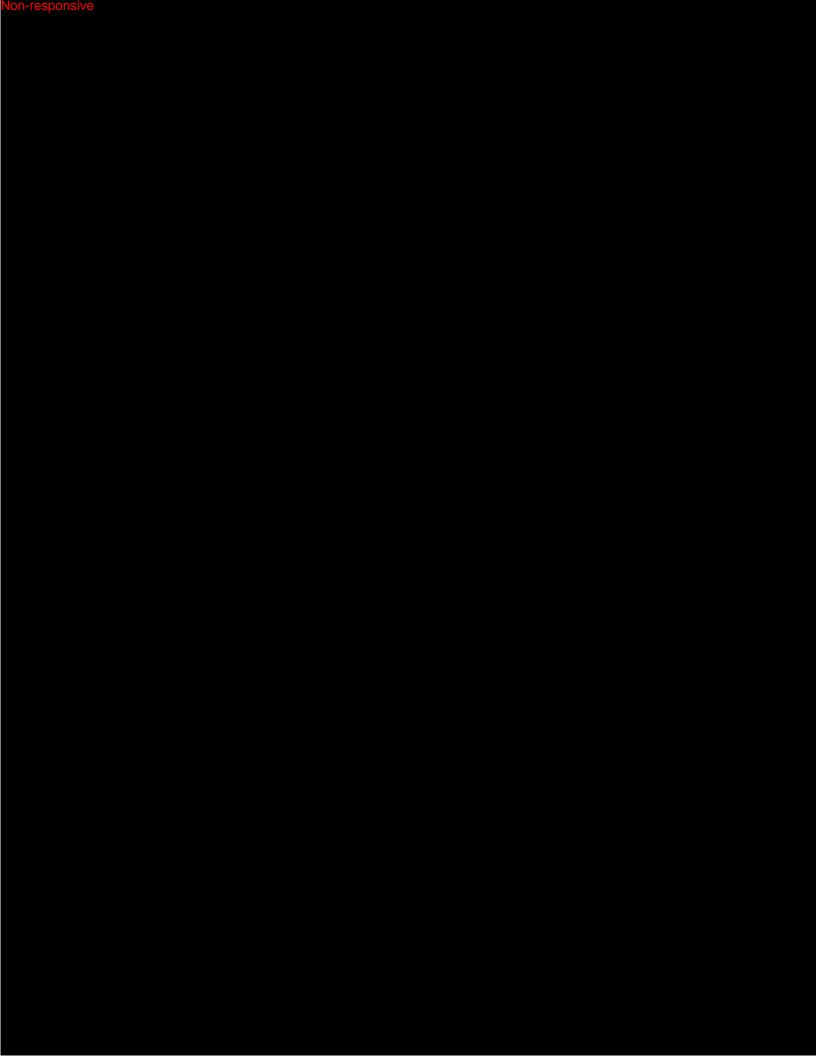
Lower Elevation	Address	Direction / Distance	Map ID	Page
LANSING GAS LIGHT CO	SEC WASHINGTON AND I	NNE 1/2 - 1 (0.512 mi.)	74	23

EDR US Hist Auto Stat: A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 2 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

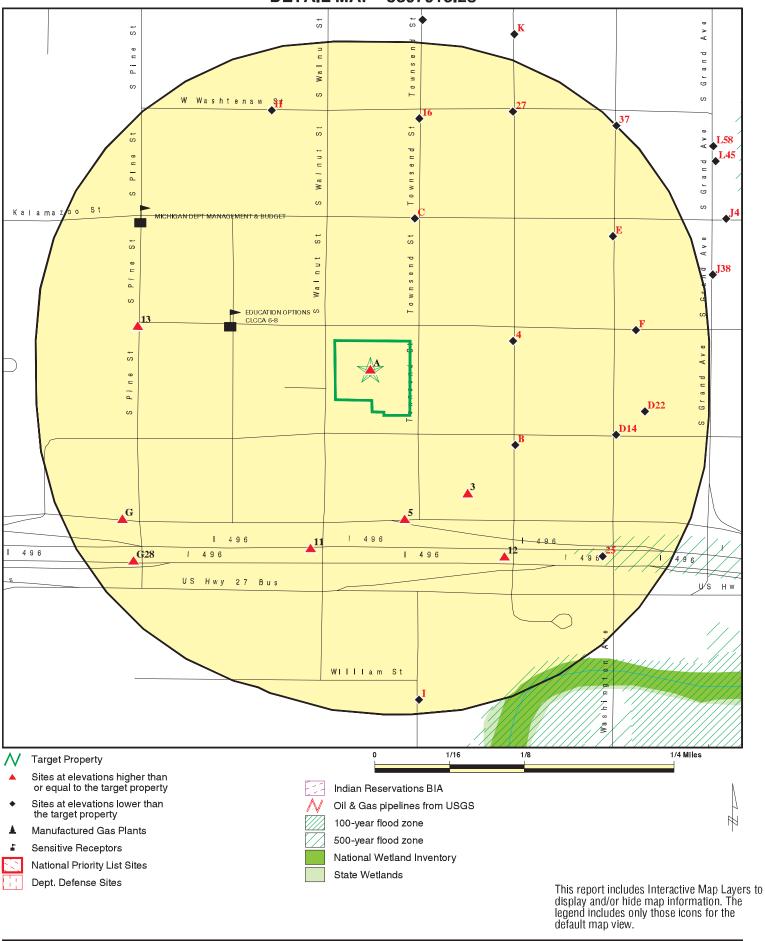
Lower Elevation	Address	Direction / Distance	Map ID	Page	
Not reported	611 S CAPITOL AVE	ESE 0 - 1/8 (0.091 mi.)	B6	8	
Not reported	920 TOWNSEND ST	S 1/8 - 1/4 (0.238 mi.)	134	14	

Count: 20 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
DEWITT	S108959896	HEIGHTS AUTO PARTS	16800 SOUTH US 27 HIGHWAY	48906	MI NPDES, MI BEA
LANSING	1001968408	MI DEPT/TRANSPORTATION	I 496 EB AT US-127 NB& I 96	48910	RCRA NonGen / NLR
LANSING	1001968407	MI DEPT/TRANSPORTATION	I 496 & CSXRR AT CLEMENS ST	48912	RCRA NonGen / NLR
LANSING	1001968406	MI DEPT/TRANSPORTATION	I 496 E&W OVER CONRAIL	48910	RCRA NonGen / NLR
LANSING	1001968405	MI DEPT/TRANSPORTATION	I 496 E&WBD RAMPS OVER CONRAIL	48910	RCRA NonGen / NLR
LANSING	1001961053	MI DEPT/TRANSPORTATION	I 496 AT GRAND RIVER	48912	RCRA NonGen / NLR
LANSING	1001961052	MI DEPT/TRANSPORTATION	I 496 OVER GRAND RIVER/CEDAR S	48912	RCRA NonGen / NLR
LANSING	1001961048	MI DEPT/TRANSPORTATION	I 496 EXIT/RAMP E	48915	RCRA NonGen / NLR
LANSING	1001961047	MI DEPT/TRANSPORTATION	I 496 EBD/RAMP H	48915	RCRA NonGen / NLR
LANSING	1001493312	MI DEPT/TRANSPORTATION	I 496 OVER HOSMER ST & GTW RR	48912	RCRA NonGen / NLR
LANSING	1003871413	LANSING BOARD OF WATER & LIGHT	110 AURELIUS RD	48910	CERC-NFRAP
LANSING	1003871218	LANSING CITY DISPOSAL COMPANY	COMFORT STREET	48915	CERC-NFRAP
LANSING	1003871896	CREGO PARK	FIDELITY DR	48910	CERC-NFRAP, MI SHWS, MI DEL SH
LANSING	1003871643	LANSING MUNI WELL #60-10	Non-	48910	CERC-NFRAP
LANSING	1016175442	LAND O'LAKES PURINA FEED LLC - LAN	5620 MILLET HWY.		FINDS
LANSING	1001968424	MI DEPT/TRANSPORTATION	US-27 OVER CSX RR & I 96 BL WB	48906	RCRA NonGen / NLR
LANSING	S104910061	VACANT PARCEL ON M-43	W. SAGINAW HWY.		MI BEA
LANSING	1003871644	LANSING MUNI WELL #10-12	SUNSET ST	48915	CERC-NFRAP
LANSING	1000466145	SHERATON INN LANSING FUJI	555 TAXTER RD		RCRA NonGen / NLR, FINDS
LANSING	1003871639	LANSING MUNI WELL #25-20	TURNER STREET	48906	CERC-NFRAP



DETAIL MAP - 3897915.2s



SITE NAME: Y-Site Lansing

ADDRESS: 301 West Lenawee Street

Lansing MI 48933 LAT/LONG: 42.7282 / 84.5563 CLIENT: AKT Peerless Environmental Svc

CONTACT: Steve Luzkow INQUIRY #: 3897915.2s

DATE: April 02, 2014 8:43 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENT	AL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL site	e list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS FEDERAL FACILITY	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Federal CERCLIS NFRAF	P site List							
CERC-NFRAP	0.500		0	1	0	NR	NR	1
Federal RCRA CORRACT	TS facilities li	st						
CORRACTS	1.000		0	1	0	0	NR	1
Federal RCRA non-CORI	RACTS TSD f	acilities list						
RCRA-TSDF	0.500		0	1	0	NR	NR	1
Federal RCRA generator	s list							
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 2	1 0 1	NR NR NR	NR NR NR	NR NR NR	1 0 3
Federal institutional con- engineering controls reg								
US ENG CONTROLS US INST CONTROL LUCIS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equiva	lent CERCLIS	3						
MI SHWS	1.000		1	1	4	11	NR	17
State and tribal landfill and/or solid waste disposal site lists								
MI SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking s	State and tribal leaking storage tank lists							
MI LUST INDIAN LUST	0.500 0.500		2 0	6 0	9 0	NR NR	NR NR	17 0
State and tribal registere	ed storage tan	k lists						
MI UST	0.250		2	7	NR	NR	NR	9

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MI AST INDIAN UST FEMA UST	0.250 0.250 0.250		0 0 0	1 0 0	NR NR NR	NR NR NR	NR NR NR	1 0 0
State and tribal institutio control / engineering con		;						
MI AUL	0.500		0	1	1	NR	NR	2
State and tribal voluntary	/ cleanup sites	s						
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfie	lds sites							
MI BROWNFIELDS	0.500		0	0	1	NR	NR	1
ADDITIONAL ENVIRONMEN	TAL RECORDS							
Local Brownfield lists								
US BROWNFIELDS	0.500		2	0	6	NR	NR	8
Local Lists of Landfill / S Waste Disposal Sites	olid							
DEBRIS REGION 9 ODI MI SWRCY MI HIST LF INDIAN ODI	0.500 0.500 0.500 0.500 0.500		0 0 0 0	0 0 0 0	0 0 0 0	NR NR NR NR NR	NR NR NR NR NR	0 0 0 0
Local Lists of Hazardous Contaminated Sites	waste /							
US CDL MI DEL SHWS MI CDL US HIST CDL	TP 1.000 TP TP		NR 0 NR NR	NR 0 NR NR	NR 10 NR NR	NR 2 NR NR	NR NR NR NR	0 12 0 0
Local Land Records								
LIENS 2 MI LIENS	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
Records of Emergency Release Reports								
HMIRS MI SPILLS	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
Other Ascertainable Records								
RCRA NonGen / NLR DOT OPS DOD FUDS CONSENT ROD UMTRA	0.250 TP 1.000 1.000 1.000 1.000 0.500		2 NR 0 0 0 0	9 NR 0 0 0 0	NR NR 0 0 0 0	NR NR 0 1 0 0 NR	NR NR NR NR NR NR	11 0 0 1 0 0 0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US MINES TRIS TSCA FTTS HIST FTTS SSTS ICIS PADS MLTS RADINFO FINDS RAATS RMP MI UIC NY MANIFEST WI MANIFEST WI MANIFEST MI DRYCLEANERS MI NPDES MI AIRS MI BEA INDIAN RESERV SCRD DRYCLEANERS MI Financial Assurance MI COAL ASH MI WDS LEAD SMELTERS EPA WATCH LIST 2020 COR ACTION COAL ASH DOE COAL ASH DOE COAL ASH EPA PCB TRANSFORMER	0.250 TP	1 1	ORRERERE NER NER NER NER NER NER NER NER	0 NR	NR N	NR RR R	-	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
US FIN ASSUR PRP US AIRS	TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0
EDR HIGH RISK HISTORICA			INIX	INIX	INIX	INIX	INIX	U
EDR Exclusive Records								
EDR MGP EDR US Hist Auto Stat EDR US Hist Cleaners	1.000 0.250 0.250		0 1 0	0 1 0	0 NR NR	1 NR NR	NR NR NR	1 2 0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Go	vt. Archives							
MI RGA HWS MI RGA LUST MI RGA LF	TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

Α1 MI AIRS S111122397 N/A

Target 301 W LENAWEE Property LANSING, MI 48914

Click here for full text details

Actual: 860 ft.

MI AIRS

State Registration Id: C1793

A2 301 WEST LENAWEE STREET MI BEA S109093990

301 WEST LENAWEE STREET Target

Property LANSING, MI

Click here for full text details

Actual: 860 ft.

MMA SERVICE CORPORATION RCRA-CESQG 1007100265 3 SE **620 S CAPITOL AVE** MIK796281335

< 1/8 LANSING, MI 48933

0.081 mi. 428 ft.

Click here for full text details Relative:

Higher

RCRA-CESQG

EPA Id: MIK796281335

MICHIGAN CATHOLIC CONFERENCE RCRA NonGen / NLR 1007099502

ENE 510 S CAPITOL AVE < 1/8 LANSING, MI 48933

0.086 mi. 455 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR

EPA Id: MIK678179219

5 MICH CONF OF SEVENTH DAY ADVENT MI LUST

SSE 320 W SAINT JOSEPH ST LANSING, MI 48933 < 1/8 0.087 mi.

457 ft.

Click here for full text details

Relative: Higher

MI LUST

Facility Id: 00032901 Facility Status: Closed

MI UST

Tank Status: Removed from Ground

Facility Id: 00032901

MI WDS

N/A

MIK678179219

U000254989

N/A

MI UST

MI WDS

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

MICH CONF OF SEVENTH DAY ADVENT (Continued)

U000254989

N/A

N/A

MIR000003921

U003699353

N/A

FINDS

MI LUST

MI UST

MI WDS

Site Id: MIG000022472

В6 **EDR US Hist Auto Stat** 1015575470

N/A

ESE 611 S CAPITOL AVE < 1/8 LANSING, MI 48933

0.091 mi. 483 ft.

Click here for full text details

Relative: Lower

B7 615 SOUTH CAPITOL AVENUE, LANSING MI US BROWNFIELDS 1015939295

ESE 615 SOUTH CAPITOL AVENUE

< 1/8 LANSING, MI 48933

0.092 mi. 487 ft.

Click here for full text details

Relative: Lower

B8 617 SOUTH CAPITOL AVENUE, LANSING, MI **US BROWNFIELDS** 1015939296

ESE 617 SOUTH CAPITOL AVENUE LANSING, MI 48933

< 1/8 0.093 mi.

489 ft.

Click here for full text details

Relative: Lower

C9 **COUNTY OF INGHAM GRADY PORTER BUILDING** RCRA-CESQG 1001026016

303 W KALAMAZOO ST NNE LANSING, MI 48933 < 1/8

0.102 mi. 541 ft.

Click here for full text details

303 W KALAMAZOO

Relative: Lower

RCRA-CESQG

EPA Id: MIR000003921

C10 **CONSOLIDATED COURTHOUSE BLDG** MI SHWS

< 1/8 LANSING, MI 48854 0.102 mi. 541 ft.

Click here for full text details

Relative: Lower

NNE

MI SHWS

Facility Id: 33000539

Facility Status: Interim Response conducted - No further activities anticipated

MI LUST

Facility Id: 00040277

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

CONSOLIDATED COURTHOUSE BLDG (Continued)

U003699353

MID985658954

Substance Release: Unknown Facility Status: Open

MI UST

Tank Status: Removed from Ground

Facility Id: 00040277

MI WDS

Site Id: MIR000003921

11 MI DEPT/TRANSPORTATION RCRA NonGen / NLR 1000828817

SSW **I 496 UNDER WALNUT ST** < 1/8 LANSING, MI 48909

0.125 mi. 659 ft.

Click here for full text details

Relative: Higher

RCRA NonGen / NLR EPA Id: MID985658954

MI DEPT/TRANSPORTATION 12 RCRA NonGen / NLR 1000828818 MID985658962

I 496 UNDER CAPITOL AVE SE 1/8-1/4 LANSING, MI 48909

0.142 mi. 750 ft.

Click here for full text details

Relative: Higher

RCRA NonGen / NLR EPA Id: MID985658962

LANSING, MI 48933

13 **CAPITAL COMMONS SENIOR CENTER** MI LUST U003914288 West **500 S PINE ST** MI UST N/A

1/8-1/4 0.165 mi. 871 ft.

Click here for full text details

Relative: Higher

MI LUST

Facility Id: 00041384 Substance Release: Diesel Facility Status: Closed

MI UST

Tank Status: Closed in Ground Tank Status: Currently In Use

Facility Id: 00041384

Direction Distance

Distance EDR ID Number
Elevation Site EDR ID Number
Database(s) EPA ID Number

D14 BUREAU OF STATE LOTTERY MI UST U004123609
ESE 101 E HILLSDALE ST N/A

ESE 101 E HILLSDALE ST 1/8-1/4 LANSING, MI 48909

0.173 mi. 914 ft.

Click here for full text details

Relative: Lower

MI UST

Tank Status: Removed from Ground

Facility Id: 00042140

E15 PAPER IMAGE INC RCRA NonGen / NLR 1000210651
ENE 426 S WASHINGTON AVE FINDS MID982628216

ENE 426 S WASHINGTON AVE 1/8-1/4 LANSING, MI 48933

0.186 mi. 983 ft.

Relative: Click here for full text details

Lower

RCRA NonGen / NLR

EPA Id: MID982628216

16 STATE BAR OF MICHIGAN MI UST U003758854 North 306 TOWNSEND ST N/A

North 306 TOWNSEND ST 1/8-1/4 LANSING, MI 48933 0.186 mi.

0.186 m 984 ft.

Click here for full text details
Relative:

Lower

MI UST

Tank Status: Removed from Ground

Facility Id: 00040386

 F17
 LANSING STATE JOURNAL
 FINDS
 1000382305

 East
 120 E LENAWEE ST
 MI LUST
 N/A

 1/8-1/4
 LANSING, MI
 MI UST

1/8-1/4 0.189 mi. 998 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 00014065 Substance Release: Unknown Facility Status: Closed Facility Status: Open

MI UST

Tank Status: Removed from Ground

Facility Id: 00014065

MI WDS

Site Id: MIT270012834

MI WDS

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

F18 LANSING STATE JOURNAL RCRA NonGen / NLR 1015744248
East 120 E LENAWEE ST MIT270012834

East 120 E LENAWEE ST 1/8-1/4 LANSING, MI 48933 0.189 mi.

998 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR EPA Id: MIT270012834

E19 ELLIS PARKING MI LUST S105220387
ENE 414 S WASHINGTON AVE N/A

ENE 414 S WASHINGTON AVE 1/8-1/4 LANSING, MI 48933

0.191 mi. 1008 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 50005130

Substance Release: Gasoline, Gasoline, Gasoline

Facility Status: Open

E20 414 SOUTH WASHINGTON AVENUE MI BEA \$105254483

ENE 414 SOUTH WASHINGTON AVENUE

1/8-1/4 LANSING, MI 48933 0.191 mi.

1008 ft.

Relative: Click here for full text details

Lower

 G21
 NRT PROPERTY
 MI LUST
 \$107812182

 WSW
 600 W SAINT JOSEPH
 MI WDS
 N/A

WSW 600 W SAINT JOSEP 1/8-1/4 LANSING, MI 48933 0.194 mi. 1024 ft.

Click here for full text details

Relative: Higher

MI LUST

Facility Id: 50005510 Substance Release: Unknown

Facility Status: Open

MI WDS

Site Id: MIG000025533

D22 MI DEPT/MANAGEMENT AND BUDGET RCRA-CESQG 1011862712
East 101 HILLSDALE ST MIK687893966

East 101 HILLSDALE ST 1/8-1/4 LANSING, MI 48909

0.196 mi. 1037 ft.

Click here for full text details

Relative: Lower

RCRA-CESQG

EPA Id: MIK687893966

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

H23 MI DEPT/MANAGEMENT AND BUDGET RCRA NonGen / NLR 1000451850 **515 W WASHTENAW ST** FINDS MID985583319

NNW LANSING, MI 1/8-1/4

0.199 mi. 1053 ft.

Relative:

Click here for full text details

Lower

RCRA NonGen / NLR EPA ld: MID985583319

H24 STATE OF MICHIGAN MI UST U000255133 N/A

NNW **515 W WASHTENAW ST** 1/8-1/4 LANSING, MI 48909 0.199 mi.

1053 ft.

Click here for full text details

Relative: Lower

MI UST

Tank Status: Removed from Ground

Facility Id: 00014721

MI DEPT/TRANSPORTATION 25 **RCRA NonGen / NLR** 1000828806 MID985658848

SE I 496 UNDER WASHINGTON AVE 1/8-1/4 LANSING, MI 48909

0.200 mi.

1054 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR EPA Id: MID985658848

MI BEA \$107596708 **G26** 616 WEST ST. JOSEPH STREET

WSW 616 WEST ST. JOSEPH STREET 1/8-1/4 LANSING, MI 48933

0.204 mi. 1077 ft.

Click here for full text details

Relative: Higher

27 FORMER COMMERCE BLDG MI LUST U003211952 MI UST

NNE **300 S CAPITOL AVE** 1/8-1/4 LANSING, MI 48933 0.210 mi.

1110 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 00039439 Substance Release: Unknown Facility Status: Open

MI UST

Tank Status: Closed in Ground

Facility Id: 00039439

N/A

N/A

MI WDS

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

FORMER COMMERCE BLDG (Continued)

U003211952

1000828815

U000255274

MID981957673

U003699347

N/A

N/A

MID985658939

RCRA NonGen / NLR

MI AST

MI LUST

MI UST

MI WDS

Site Id: MIG000049235

G28 MI DEPT/TRANSPORTATION SW I 496 UNDER PINE ST

LANSING, MI 48909

0.216 mi. 1139 ft.

1/8-1/4

Click here for full text details

Relative: Higher

RCRA NonGen / NLR EPA Id: MID985658939

129 **GM LANSING GRAND RIVER** South 920 TOWNSEND AVE LANSING, MI 48933 1/8-1/4

0.238 mi. 1256 ft.

Click here for full text details

GM33 PLST2 920B TOWNSEND

Relative: Lower

MI AST

Facility Id: 91033247

PPG INDUSTRIES INC 130 RCRA NonGen / NLR 1000119667

1/8-1/4 LANSING, MI 48933

0.238 mi.

South

1256 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR EPA Id: MID981957673

I31 BUILDING 250 South 920 TOWNSEND 1/8-1/4 LANSING, MI 48921

0.238 mi. 1256 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 00013819 Substance Release: Used Oil

Substance Release: Gasoline.Unknown

Substance Release: Unknown Substance Release: Unknown, Unknown

Facility Status: Open

MI UST

Tank Status: Removed from Ground Tank Status: Currently In Use

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

BUILDING 250 (Continued) U003699347

Tank Status: Closed in Ground

Facility Id: 00040205 Facility Id: 00013819

132 **GENERAL MOTORS LANSING GRAND RIVER ASSEM RCRA-TSDF** 1000704609 South 920 TOWNSEND ST. **CERC-NFRAP** MID005356894

1/8-1/4 LANSING, MI 48933 0.238 mi.

1256 ft. Click here for full text details

Relative:

Lower

RCRA-TSDF EPA Id: MID005356894

CERC-NFRAP

EPA Id: MID005356894

RCRA-LQG

EPA Id: MID005356894

133 **GM PLANT #1** MI SHWS S104005096

South 920 TOWNSEND STREET 1/8-1/4 LANSING, MI 48933

0.238 mi. 1256 ft. Click here for full text details

Relative:

Lower

MI SHWS

Facility Id: 33000534

Facility Status: See Leaking Underground Storage Tank Site Database

MI AIRS

State Registration Id: A1641 State Registration Id: B1639

MI WDS

Site Id: MID005356894 Site Id: MIK211915624

134 EDR US Hist Auto Stat 1015675193

South 920 TOWNSEND ST 1/8-1/4 LANSING, MI 48921

0.238 mi. 1256 ft.

Click here for full text details Relative:

Lower

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N/A

CORRACTS

RCRA-LQG

US AIRS

MI SPILLS

MI AUL **MI NPDES**

MI AIRS

MI WDS

N/A

WI MANIFEST

NY MANIFEST

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

135 UTILITY SERVICES OF LANSING LLC RCRA NonGen / NLR 1007096490 MIK211915624

South 920 TOWNSEND ST 1/8-1/4 LANSING, MI 48921

0.238 mi. 1256 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR EPA Id: MIK211915624

136 **GENERAL MOTORS CORPORATION-OLDSMOBILE** NY MANIFEST S110671354 N/A

South 920 TOWNSEND ST-PLANT #2 1/8-1/4 LANSING, MI 48921

0.238 mi.

1256 ft. Relative:

Click here for full text details

Lower

37 SOUTH WASHINGTON INVESTMENT COMPANY RCRA NonGen / NLR 1007096743 MIK244734380

ΝE 313 S WASHINGTON SQ 1/8-1/4 LANSING, MI 48933

0.249 mi. 1317 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR EPA Id: MIK244734380

J38 **CENTER FOR THE ARTS ENE 425 S GRAND AVENUE** 1/4-1/2 LANSING, MI 48933

0.259 mi. 1368 ft.

Click here for full text details

Relative: Lower

39 FORMER YWCA-BOJI DEVELOPMENT North 217 TOWNSEND ST. 1/4-1/2 LANSING, MI

0.269 mi. 1419 ft.

Click here for full text details

Relative: Lower

TC3897915.2s Page 15

MI BEA \$108895908

US BROWNFIELDS

N/A

1012235121

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Database(s) Elevation Site **EPA ID Number**

K40 **ACCIDENT FUND OF MICH BLDG** MI SHWS S110126639 N/A

NNE 232 SOUTH CAPITAL AVE 1/4-1/2 LANSING, MI 48901

0.270 mi. 1424 ft.

Click here for full text details

Relative: Lower

MI SHWS

Facility Id: 33000476

Facility Status: Inactive - no actions taken to address contamination

MI BEA \$105254482 K41 231 SOUTH CAPITOL AVENUE N/A

231 SOUTH CAPITOL AVENUE **NNE** 1/4-1/2 LANSING, MI 48933

0.271 mi.

1431 ft.

Click here for full text details

Relative: Lower

K42 **ELLIS PARKING** MI LUST \$105220388

231 S CAPITOL AVE NNE 1/4-1/2 LANSING, MI 48933

0.271 mi. 1431 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 50005131 Substance Release: Gasoline

Facility Status: Open

J43 U002301414 **DEMOLITION SITE** MI LUST **ENE** 211 E KALAMAZOO ST MI UST N/A LANSING, MI 48933 MI WDS

1/4-1/2 0.283 mi. 1496 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 00038199 Substance Release: Used Oil Facility Status: Closed

MI UST

Tank Status: Removed from Ground

Facility Id: 00038199

MI WDS

Site Id: MIG000041118

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

K44 **ELLIS PARKING RAMP-BOJI DEVELOPMENT US BROWNFIELDS** 1012242633 N/A

NNE 205 W. ALLEGAN STREET LANSING, MI 48933 1/4-1/2

0.296 mi.

1562 ft.

Click here for full text details

Relative: Lower

L45 (VACANT LOT) MI LUST U002301431 **ENE 307 S CESAR CHAVEZ** MI UST N/A LANSING, MI 48912

1/4-1/2 0.296 mi. 1565 ft.

Click here for full text details

Relative: Lower

Facility Id: 00036275 Substance Release: Gasoline Facility Status: Open

MI UST

MI LUST

Tank Status: Removed from Ground

Facility Id: 00036275

K46 205 WEST ALLEGAN MI BEA \$105254493

NNE 205 W. ALLEGAN 1/4-1/2 LANSING, MI

0.297 mi. 1569 ft.

Click here for full text details

Relative: Lower

K47 **205 WEST ALLEGAN** MI BEA S105254494

NNE 205 WEST ALLEGAN 1/4-1/2 LANSING, MI

0.297 mi. 1569 ft.

Click here for full text details

Relative: Lower

MI DEL SHWS M48 **C & E RECORDS RETENTION PROJECT**

NNW 525 W. ALLEGAN ST. LANSING, MI 48933 1/4-1/2 0.301 mi.

1587 ft.

Click here for full text details Relative:

Lower

MI DEL SHWS

Facility Id: 33000550

N/A

N/A

S113453377

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

M49 **CRUM-AIR CRITERIA CONTRACT (STATEWIDE)** MI DEL SHWS S113453379

N/A

N/A

N/A

S113453372

N/A

MI DEL SHWS

NNW 525 W. ALLEGAN ST. LANSING, MI 48933 1/4-1/2 0.301 mi.

1587 ft.

Click here for full text details

Relative: Lower

MI DEL SHWS

Facility Id: 33000570

M50 **MSU FISH MODEL ENHANCEMENTS - NRD** MI DEL SHWS \$113453371

NNW 525 W. ALLEGAN ST. 1/4-1/2 LANSING, MI 48933

0.301 mi. 1587 ft.

Click here for full text details

Relative: Lower

MI DEL SHWS

Facility Id: 33000541

M51 **INSURANCE ARCHEOLOGY PROJECT** MI DEL SHWS \$113453370 N/A

NNW 525 W. ALLEGAN ST.

1/4-1/2 LANSING, MI 48933

0.301 mi. 1587 ft.

Click here for full text details Relative:

Lower

MI DEL SHWS

Facility Id: 33000540

M52 **CMI MARKETING STRATEGY PRJCT - STATEWIDE** MI DEL SHWS S113453383

NNW 525 W. ALLEGAN ST. 1/4-1/2 LANSING, MI 48933

0.301 mi. 1587 ft.

Click here for full text details

Relative: Lower

MI DEL SHWS

Facility Id: 44000120

M53 **SURETY BONDS** NNW 525 W. ALLEGAN ST. 1/4-1/2 LANSING, MI 48933

0.301 mi. 1587 ft.

Click here for full text details

Relative: Lower

MI DEL SHWS

Facility Id: 33000543

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

M54 **DIVISION ASSESSMENTS** MI DEL SHWS S113453373 NNW 525 W. ALLEGAN ST. N/A

LANSING, MI 48933 1/4-1/2 0.301 mi.

1587 ft.

Click here for full text details Relative:

Lower

MI DEL SHWS

Facility Id: 33000544

M55 **C & E ACTIVITIES** MI DEL SHWS \$113453374

NNW 525 W. ALLEGAN ST. 1/4-1/2 LANSING, MI 48933

0.301 mi. 1587 ft.

Click here for full text details

Relative: Lower

MI DEL SHWS

Facility Id: 33000545

M56 **ROSE LAKE LAB SUPPLIES** MI DEL SHWS S113453381 N/A

NNW **525 WEST ALLEGAN** 1/4-1/2 LANSING, MI 48933

0.301 mi. 1587 ft.

Click here for full text details

Relative: Lower

MI DEL SHWS

Facility Id: 33009998

M57 **ERNIE CONTRACT** MI DEL SHWS S113453375

NNW 525 W. ALLEGAN ST. 1/4-1/2 LANSING, MI 48933

0.301 mi. 1587 ft.

Click here for full text details Relative:

Lower

MI DEL SHWS

Facility Id: 33000546

L58 **OLD LANSING BARBER COLLEGE** MI LUST U001147752 **ENE** MI UST N/A

315 S GRAND AVE 1/4-1/2 LANSING, MI 55413

0.301 mi. 1591 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 00036300 Substance Release: Gasoline Facility Status: Closed

MI UST

Tank Status: Removed from Ground

Facility Id: 00036300

N/A

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

59 112 EAST ALLEGAN STREET **US BROWNFIELDS** 1016139187 NE **112 EAST ALLEGAN STREET** N/A

1/4-1/2 LANSING, MI 48933

0.338 mi. 1782 ft.

Click here for full text details

Relative: Lower

N60 TRIANGLE PROPERTY **US BROWNFIELDS** 1012242260 N/A

ENE 307 E. KALAMAZOO 1/4-1/2 LANSING, MI 48933

0.373 mi. 1969 ft.

Relative:

Click here for full text details

Lower

S109847269 N61 404-410 KALAMAZOO PLAZA MI BEA N/A

404-410 KALAMAZOO PLAZA **ENE**

1/4-1/2 LANSING, MI 48933

0.376 mi. 1986 ft.

Relative:

Click here for full text details

Lower

062 **MICHIGAN AVENUE - CLEMENS** NNE **124 W MICHIGAN** 1/4-1/2 LANSING, MI 48933

0.384 mi. 2025 ft.

Click here for full text details

Relative: Lower

Facility Id: 00007848 Substance Release: Diesel Facility Status: Closed

MI UST

MI LUST

Tank Status: Closed in Ground Tank Status: Removed from Ground

Facility Id: 00007848

MI WDS

Site Id: MID982608135

MI LUST

MI UST

MI WDS

U000254734

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

O63 LANSING CENTER AREA REDEVELOPMENT **US BROWNFIELDS** 1016139463 NNE **4 PARCELS AT CEDAR STREET AND MICHIGAN AVENUE** N/A

1/4-1/2 LANSING, MI 48933

0.390 mi.

2060 ft.

Click here for full text details

Relative: Lower

P64 **RUSSELL CLEANERS** MI LUST S105552660 WNW 334 S BUTLER BLVD MI BEA N/A LANSING, MI 48915

1/4-1/2 0.428 mi. 2261 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 50005183

Substance Release: Unknown Facility Status: Open

P65 334 SOUTH BUTLER BLVD. MI SHWS S104910476 WNW 334 SOUTH BUTLER BLVD. MI BEA N/A

1/4-1/2 LANSING, MI 48915

0.428 mi. 2261 ft.

Click here for full text details Relative:

Lower

MI SHWS

Facility Id: 33000521

Facility Status: See Leaking Underground Storage Tank Site Database

Q66 S107466483 **BOZZOS AUTO DETAILING** MI LUST SSE 1100 S WASHINGTON MI WDS N/A LANSING, MI 99999

1/4-1/2 0.429 mi. 2263 ft.

Click here for full text details

Relative: Lower

MI LUST

Facility Id: 50005483 Substance Release: Unknown Facility Status: Open

MI WDS

Site Id: MIG000010434

Direction Distance

Distance EDR ID Number
Elevation Site EDR ID Number
Database(s) EPA ID Number

Q67
SSE 1100 SOUTH WASHINGTON AVENUE MI BEA N/A

1/4-1/2 LANSING, MI 48910

0.429 mi. 2263 ft.

Click here for full text details

Relative: Lower

68 FORMER CLARK STATION MI LUST S102726408 WSW 1002 W ST JOSEPH ST N/A

WSW 1002 W ST JOSEPH ST 1/4-1/2 LANSING, MI 48180

0.480 mi. 2534 ft.

Click here for full text details

Relative: Higher

MI LUST

Facility Id: 50002070

Substance Release: Unknown Substance Release: Gasoline

Facility Status: Open

R69 FORMER MILL SUPPLY PROPERTY, LANSING, MICHIGAN US BROWNFIELDS 1015939302

NE 336 EAST MICHIGAN AVENUE

1/4-1/2 LANSING, MI 48912

0.481 mi.

2539 ft.

Click here for full text details

Relative: Lower

R70 LANSING CENTER EAST CONSTRUCTION MI SHWS U003211786

NE 333 E MICHIGAN AVE
1/4-1/2 LANSING, MI 48933 MI UST
0.494 mi.
2608 ft. MI WDS

Relative: Click here for full text details

Lower MI SHWS

Facility Id: 33000431

Facility Status: Interim Response conducted - No further activities anticipated

MI LUST

Facility Id: 00038171 Substance Release: Gasoline Facility Status: Closed

MI UST

Tank Status: Removed from Ground

Facility Id: 00038171

MI WDS

Site Id: MIG000034173

Direction Distance

Elevation Site Database(s) **EPA ID Number**

S71 LBWL, OTTAWA STATION MI SHWS S107696861 NNE **209 OTTAWA STREET** MI AUL N/A

1/4-1/2 LANSING, MI 48933 0.496 mi.

2621 ft.

Click here for full text details

Relative: Lower

MI SHWS

Facility Id: 33000008

Facility Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)

MI AIRS

State Registration Id: B1637

S72 217 E OTTAWA, 300, 312 & 320 N GRAND MI BEA \$109171362 N/A

NE 217 E OTTAWA, 300, 312 & 320 N GRAND

1/4-1/2 LANSING, MI

0.497 mi. 2625 ft.

Relative:

Click here for full text details

Lower

73 1000382311 **MUNICIPAL WELL LANSING NO 45 02** MI SHWS

East 1/2-1 LANSING, MI 48933

Relative:

Click here for full text details

Lower

MI SHWS

Facility Id: 33000043

Facility Status: Interim Response conducted - No further activities anticipated

74 LANSING GAS LIGHT CO **EDR MGP** 1008408127

NNE **SEC WASHINGTON AND IONIA**

LANSING, MI 48933 1/2-1

0.512 mi. 2705 ft.

Click here for full text details

Relative: Lower

S75 FORMER LANSING FUEL & GAS COMPANY MI SHWS S110126645

225 NORTH GRAND AVENUE NNE

LANSING, MI 48933 1/2-1

0.513 mi. 2708 ft.

Click here for full text details

Relative: Lower

MI SHWS

Facility Id: 33000577

Facility Status: Inactive - no actions taken to address contamination

N/A

N/A

N/A

EDR ID Number

MI AIRS

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

T76 BWL-DYE WATER CONDITIONING PLNT MI SHWS S102720991 N/A

NE **149 S. CEDAR** LANSING, MI 48912 1/2-1

0.563 mi. 2971 ft.

Click here for full text details

Relative: Lower

MI SHWS

Facility Id: 33000246

Facility Status: Interim Response in progress

MUNICIPAL WELL LANSING NO 25 2 MI SHWS S105144095 **T77** N/A

ΝE 1/2-1

LANSING, MI 48933

Click here for full text details Relative:

Lower

MI SHWS

Facility Id: 33000038

Facility Status: Interim Response conducted - No further activities anticipated

78 LANSING BASEBALL STADIUM MI SHWS S110300606 MI DEL SHWS N/A

ΝE **505 EAST MICHIGAN** LANSING, MI 48933 1/2-1

0.627 mi.

Click here for full text details

Relative: Lower

3310 ft.

MI SHWS

Facility Id: 33000350

Facility Status: Delisted - no longer meets criteria specified in rules

MI DEL SHWS

Facility Id: 33000350

79 **ECKERT & MOORES PARK STATION 601 ISLAND AVE** South

LANSING, MI 48933 1/2-1 0.627 mi.

3312 ft.

Click here for full text details

Relative: Lower

MI SHWS

Facility Id: 33000007

Facility Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)

MI AIRS

State Registration Id: B2647

MI WDS

Site Id: MID000721696 Site Id: MIR000002253 MI SHWS

MI AIRS

MI WDS

MI NPDES

S107697326

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

80 CITY OF LANSING/O&M DIV COMPLEX MI SHWS S105144106

SE **601 EAST SOUTH STREET** LANSING, MI 48910 1/2-1

0.778 mi. 4108 ft.

Click here for full text details

Relative: Lower

MI SHWS

Facility Id: 33000440

Facility Status: See Leaking Underground Storage Tank Site Database

MI DEL SHWS \$105965603 81 **401 NORTH LARCH STREET** MI BEA N/A

ΝE **401 NORTH LARCH STREET** 1/2-1 LANSING, MI 48912

0.825 mi. 4355 ft.

Click here for full text details Relative:

Lower

MI DEL SHWS

Facility Id: 33000435

DELTA PROPERTIES FUDS 1009484512 82

N/A

LANSING, MI 1/2-1

0.832 mi. 4394 ft.

SE

Click here for full text details

Relative: Lower

83 **MUNICIPAL WELL LANSING NO 25 13** MI SHWS S103085666

NE LANSING, MI 48912 1/2-1

Relative: Lower

Click here for full text details

MI SHWS

Facility Id: 33000039

Facility Status: Evaluation in progress

84 **MUNICIPAL WELL LANSING NO 50 20** S105144096 MI SHWS N/A

East 1/2-1 LANSING, MI 48912

Relative:

Click here for full text details

Higher MI SHWS

Facility Id: 33000044

Facility Status: Interim Response conducted - No further activities anticipated

N/A

Direction Distance

Elevation Site Database(s)

EDR ID Number
Patabase(s) EPA ID Number

85 MOTOR WHEEL FACILITY-SAGINAW ST NNW 735 EAST SAGINAW STREET MI WDS N/A

1/2-1 LANSING, MI 48933 0.897 mi.

4734 ft.

Click here for full text details

Relative: Lower

MI SHWS

Facility Id: 33000432

Facility Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)

MI WDS

Site Id: MIG000028408

86 MUNICIPAL WELL LANSING NO 30-07

MI SHWS S103595384

N/A

East Non-1/2-1 LANSING, MI 48912

Relative: Higher Click here for full text details

MI SHWS

Facility Id: 33000042

Facility Status: Interim Response conducted - No further activities anticipated

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
MI	AIRS	Permit and Emissions Inventory Data	Dept of Environmental Quality	09/23/2013	09/27/2013	10/23/2013
MI	AST	Aboveground Tanks	Dept of Environmental Quality	02/14/2014	02/18/2014	03/28/2014
MI	AUL	Engineering and Institutional Controls	Dept of Environmental Quality	03/04/2014	03/06/2014	03/27/2014
MI	BEA	BASELINE ENVIRONMENTAL ASSESSMENT DATABASE	Dept of Environmental Quality	08/21/2013	08/23/2013	09/12/2013
MI	BROWNFIELDS	Brownfields and USTfield Site Database	Dept of Environmental Quality	07/27/2012	07/31/2012	09/20/2012
MI	BROWNFIELDS 2	Brownfields Building and Land Site Locations	Economic Development Corporation	04/09/2007	04/10/2007	05/01/2007
MI	CDL	Clandestine Drug Lab Listing	Department of Community Health	10/20/2008	11/18/2008	11/21/2008
MI	COAL ASH	Coal Ash Disposal Sites	Dept of Environmental Quality	07/12/2013	07/12/2013	08/01/2013
MI	DEL SHWS	Delisted List of Contaminated Sites	Dept of Environmental Quality	08/01/2013	08/01/2013	09/11/2013
MI	DRYCLEANERS	Drycleaning Establishments	Dept of Environmental Quality	01/27/2014	01/28/2014	03/26/2014
MI	Financial Assurance 1	Financial Assurance Information Listing	Dept of Environmental Quality	01/08/2014	01/13/2014	02/17/2014
MI	Financial Assurance 2	Financial Assurance Information Listing	Dept of Environmental Quality	01/05/2011	01/07/2011	02/14/2011
MI	HIST LF	Inactive Solid Waste Facilities	Dept of Environmental Quality	03/01/1997	02/28/2003	03/06/2003
MI	LIENS	Lien List	Dept of Environmental Quality	01/24/2014	01/28/2014	03/26/2014
MI	LUST	Leaking Underground Storage Tank Sites	Dept of Environmental Quality	02/01/2014	02/19/2014	03/26/2014
MI	NPDES	List of Active NPDES Permits	Dept of Environmental Quality	01/06/2014	01/07/2014	02/17/2014
MI	PEAS	Pollution Emergency Alerting System	Dept of Environmental Quality	12/31/2013	02/07/2014	03/26/2014
MI	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Quality		07/01/2013	12/24/2013
MI	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Quality		07/01/2013	01/13/2014
MI	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	12/24/2013
MI	SHWS	Contaminated Sites	Dept of Environmental Quality	10/01/2013	10/31/2013	11/20/2013
MI	SWF/LF	Solid Waste Facilities Database	Dept of Environmental Quality	01/02/2014	01/03/2014	02/17/2014
MI	SWRCY	Recycling Facilities	Dept of Environmental Quality	11/24/2009	09/30/2010	10/28/2010
MI	UIC	Underground Injection Wells Database	Dept of Environmental Quality	11/18/2013	11/19/2013	11/26/2013
MI	UST	Underground Storage Tank Facility List	Dept of Environmental Quality	02/01/2014	02/19/2014	03/26/2014
MI	UST 2	Underground Storage Tank Listing	Dept of Environmental Quality	02/27/2014	02/28/2014	03/27/2014
MI	WDS	Waste Data System	Dept of Environmental Quality	03/04/2014	03/06/2014	03/27/2014
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	09/10/2013	10/02/2013	12/16/2013
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	10/25/2013	11/11/2013	01/28/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Proprietary Historic Gas Stations - Cole				
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole				
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	06/30/2013	08/13/2013	09/13/2013
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/30/2013	10/01/2013	12/06/2013
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/31/2013	07/08/2013	12/06/2013

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	11/18/2013	02/27/2014	03/12/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/31/2013	01/03/2014	02/24/2014
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/06/2013	11/07/2013	12/06/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	08/27/2013	08/27/2013	11/01/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012		10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/06/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/21/2013	11/26/2013	02/24/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	02/13/2014	02/14/2014	02/24/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	01/29/2014	01/29/2014	03/12/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	07/29/2013	08/01/2013	11/01/2013
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	07/29/2013	07/30/2013	12/06/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/17/2013	10/01/2013	12/06/2013
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing Voluntary Cleanup Priority Listing		03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	EPA, Region 7	03/20/2008	02/14/2013	02/27/2013
US	LEAD SMELTER 1	Lead Smelter Sites Lead Smelter Sites	Environmental Protection Agency		10/27/2010	12/02/2010
			American Journal of Public Health	04/05/2001		
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/06/2013	04/25/2013	05/10/2013
US	LUCIS	Land Use Control Information System	Department of the Navy	11/20/2013	11/21/2013	02/24/2014
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL LIENG	National Priority List	EPA	10/25/2013	11/11/2013	01/28/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2013	07/17/2013	11/01/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/25/2013	11/11/2013	01/28/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/09/2014	01/10/2014	03/12/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	09/10/2013	10/02/2013	12/16/2013
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	09/10/2013	10/02/2013	12/16/2013
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	09/10/2013	10/02/2013	12/16/2013

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	09/10/2013	10/02/2013	12/16/2013
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	09/10/2013	10/02/2013	12/16/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	11/01/2013	12/12/2013	02/13/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/23/2013	11/06/2013	12/06/2013
US	US AIRS MINOR	Air Facility System Data	EPA	10/23/2013	11/06/2013	12/06/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/24/2013	09/24/2013	12/06/2013
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/04/2013	12/10/2013	02/13/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	11/20/2013	12/03/2013	02/13/2014
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/17/2013	01/14/2014	01/28/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2013	09/05/2013	10/03/2013
СТ	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2013	02/07/2014	03/31/2014
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2012	07/24/2013	08/19/2013
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2012	06/21/2013	08/05/2013
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2012	08/09/2013	09/27/2013
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
00	Liectric i ower Lines	Electric Fower Transmission Line Data	Nextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
MI	Daycare Centers	Sensitive Receptor: Day Care Centers, Group & Family Homes	Bureau of REgulatory Services			
	2 a, 5 a. 5 comoro	25 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	24.044 S. Hegalatory Corvidos			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
MI	State Wetlands	Wetlands Inventory	Department of Natural Resources			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

St Acronym Full Name Government Agency Gov Date Arvl. Date Active Date

STREET AND ADDRESS INFORMATION

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GEOCHECK®-PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

Y-SITE LANSING 301 WEST LENAWEE STREET LANSING, MI 48933

TARGET PROPERTY COORDINATES

Latitude (North): 42.7282 - 42° 43' 41.52" Longitude (West): 84.5563 - 84° 33' 22.68"

Universal Tranverse Mercator: Zone 16 UTM X (Meters): 700068.2 UTM Y (Meters): 4733314.0

Elevation: 860 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 42084-F5 LANSING SOUTH, MI

Most Recent Revision: 1973

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

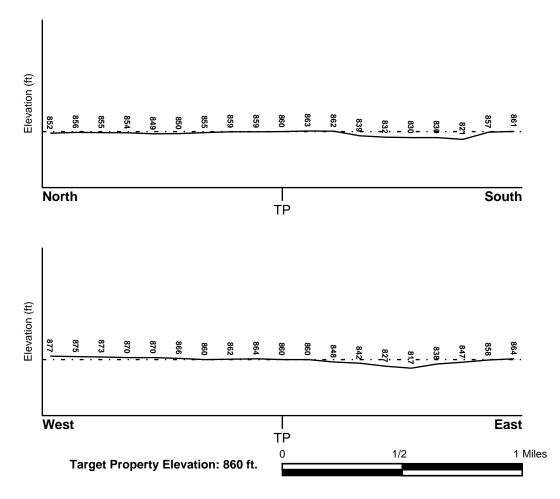
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

FEMA Flood
Target Property County Electronic Data

INGHAM, MI YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 2600900010B - FEMA Q3 Flood data

Additional Panels in search area: 2600900005B - FEMA Q3 Flood data

2600900009B - FEMA Q3 Flood data 2600900006B - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property Data Coverage

LANSING SOUTH YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

	LOCATION	GENERAL DIRECTION
MAP ID	FROM TP	GROUNDWATER FLOW
2	1/4 - 1/2 Mile ENE	SE
5	1/4 - 1/2 Mile NE	ESE
B8	1/4 - 1/2 Mile NNE	SSW
23	1/2 - 1 Mile SE	NNE
H25	1/2 - 1 Mile NE	NE
27	1/2 - 1 Mile ESE	NE
29	1/2 - 1 Mile SE	N

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

	LOCATION	GENERAL DIRECTION
MAP ID	FROM TP	GROUNDWATER FLOW
31	1/2 - 1 Mile ENE	NE
32	1/2 - 1 Mile NE	WSW

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: Paleozoic Category: Stratifed Sequence

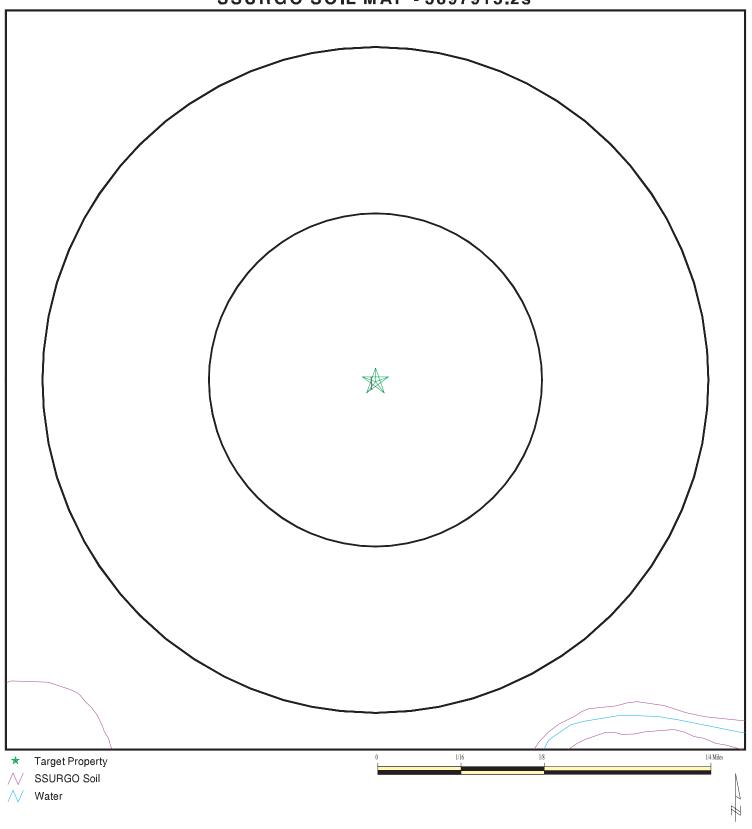
System: Pennsylvanian

Series: Atokan and Morrowan Series

Code: PP1 (decoded above as Era, System & Series)

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3897915.2s



SITE NAME: Y-Site Lansing
ADDRESS: 301 West Lenawee Street
Lansing MI 48933
LAT/LONG: 42.7282 / 84.5563

CLIENT: AKT Peerless Environmental Svc CONTACT: Steve Luzkow INQUIRY #: 3897915.2s

DATE: April 02, 2014 8:44 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Urban land

Soil Surface Texture:

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep,

moderately well and well drained soils with moderately coarse

textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 130 inches

No Layer Information available.

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE SEARCH DISTANCE (miles)

Federal USGS 1.000

Federal FRDS PWS Nearest PWS within 1 mile

State Database 1.000

FEDERAL USGS WELL INFORMATION

LOCATION FROM TP

MAP ID WELL ID FROM T

A3 USGS40000482574 1/4 - 1/2 Mile SSE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
	USGS40000482575	1/4 - 1/2 Mile SSE
C10	USGS40000482586	1/4 - 1/2 Mile East
D13	USGS40000482580	1/2 - 1 Mile ESE
14	USGS40000482583	1/2 - 1 Mile East
16	USGS40000482602	1/2 - 1 Mile NE
E17	USGS40000482097	1/2 - 1 Mile ENE
E18	USGS40000482598	1/2 - 1 Mile ENE
37	USGS40000482618	1/2 - 1 Mile NW

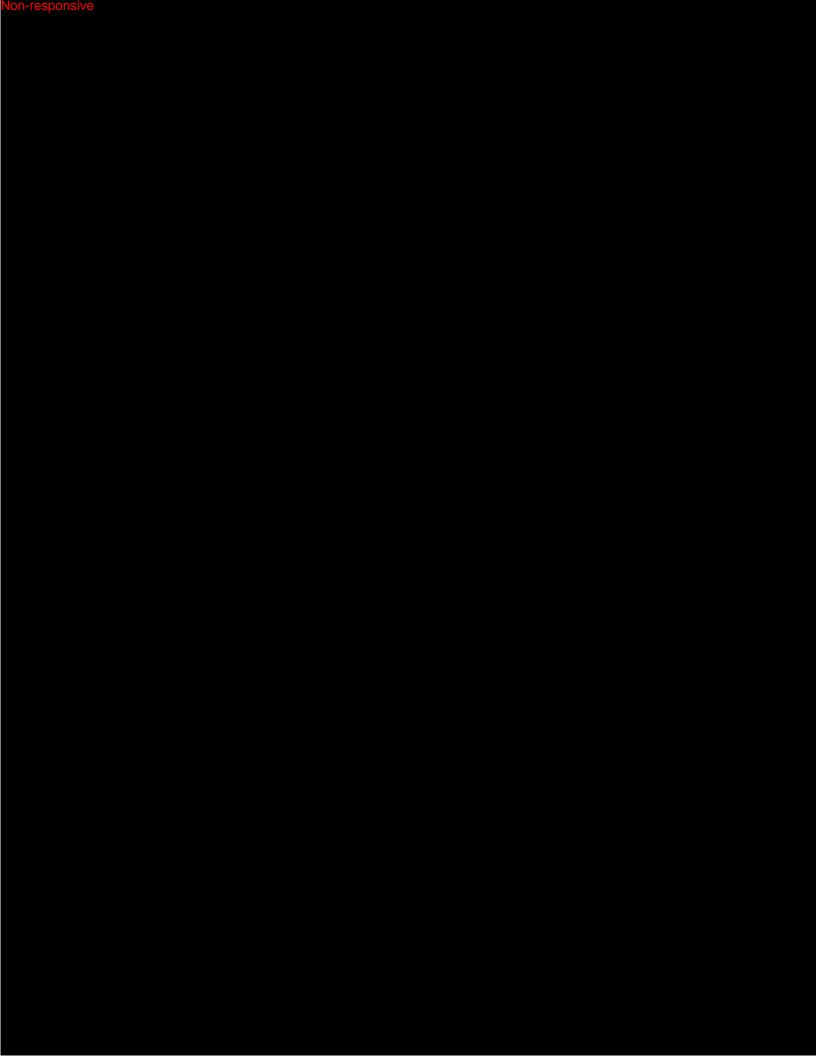
FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	MI2005633	1/4 - 1/2 Mile NNE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MARIR	WELL ID	LOCATION
MAP ID	WELL ID	FROM TP
B6	MI3000000128519	1/4 - 1/2 Mile NNE
B7	MI3000000128523	1/4 - 1/2 Mile NNE
9	MI3000000126137	1/4 - 1/2 Mile SSE
C11	MI3000000127558	1/4 - 1/2 Mile East
D12	MI3000000127086	1/2 - 1 Mile ESE
E15	MI3000000128289	1/2 - 1 Mile ENE
F19	MI3000000126165	1/2 - 1 Mile SE
F20	MI3000000126081	1/2 - 1 Mile SE
21	MI3000000128550	1/2 - 1 Mile ENE
G22	MI3000000125762	1/2 - 1 Mile SE
G24	MI3000000125727	1/2 - 1 Mile SE
H26	MI3000000129095	1/2 - 1 Mile NE
28	MI3000000127366	1/2 - 1 Mile East
30	MI3000000128293	1/2 - 1 Mile ENE
33	MI300000129986	1/2 - 1 Mile NE
34	MI3000000127195	1/2 - 1 Mile East
35	MI3000000125970	1/2 - 1 Mile ESE
36	MI3000000126671	1/2 - 1 Mile ESE



Map ID Direction Distance Elevation	Database	EDR ID Number
1 NNE Click here for full text details 1/4 - 1/2 Mile Lower	FRDS PWS	MI2005633
2 ENE Click here for full text details 1/4 - 1/2 Mile Lower	AQUIFLOW	34741
A3 SSE Click here for full text details 1/4 - 1/2 Mile Lower	FED USGS	USGS40000482574
A4 SSE Click here for full text details 1/4 - 1/2 Mile Lower	FED USGS	USGS40000482575
5 NE <u>Click here for full text details</u> 1/4 - 1/2 Mile Lower	AQUIFLOW	34732
B6 NNE Click here for full text details 1/4 - 1/2 Mile Lower	MI WELLS	MI3000000128519
B7 NNE Click here for full text details 1/4 - 1/2 Mile Lower	MI WELLS	MI3000000128523
B8 NNE 1/4 - 1/2 Mile Lower	AQUIFLOW	34840

Map ID Direction Distance Elevation		Database	EDR ID Number
9 SSE 1/4 - 1/2 Mile Lower	Click here for full text details	MI WELLS	MI3000000126137
C10 East 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000482586
C11 East 1/4 - 1/2 Mile Lower	Click here for full text details	MI WELLS	MI3000000127558
D12 ESE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000127086
D13 ESE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000482580
14 East 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000482583
E15 ENE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000128289
16 NE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000482602
E17 ENE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000482097

Map ID Direction Distance Elevation		Database	EDR ID Number
E18 ENE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000482598
F19 SE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000126165
F20 SE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000126081
21 ENE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000128550
G22 SE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000125762
23 SE 1/2 - 1 Mile Lower	Click here for full text details	AQUIFLOW	34728
G24 SE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000125727
H25 NE 1/2 - 1 Mile Lower	Click here for full text details	AQUIFLOW	34737
H26 NE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000129095

Map ID Direction Distance Elevation		Database	EDR ID Number
27 ESE 1/2 - 1 Mile Lower	Click here for full text details	AQUIFLOW	34744
28 East 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI3000000127366
29 SE 1/2 - 1 Mile Lower	Click here for full text details	AQUIFLOW	34837
30 ENE 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI3000000128293
31 ENE 1/2 - 1 Mile Lower	Click here for full text details	AQUIFLOW	34607
32 NE 1/2 - 1 Mile Lower	Click here for full text details	AQUIFLOW	34709
33 NE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000129986
34 East 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI3000000127195
35 ESE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000125970

Map ID Direction Distance Elevation		Database	EDR ID Number
36 ESE 1/2 - 1 Mile Lower	Click here for full text details	MI WELLS	MI3000000126671
37 NW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000482618

AREA RADON INFORMATION

State Database: MI Radon

Radon Test Results

Zipcode	Test Date	LT Sign	Result
48933	11/13/2003		1.3
48933	2/28/2005		1.1
48933	6/20/2005		1.1
48933	1/30/2002	<	0.3
48933	3/28/2002	<	0.3
48933	4/3/2002	<	0.3
48933	3/23/2002		0.5
48933	5/11/2007		2.5
48933	11/4/2004		2.6
48933	12/18/2006		3.5
48933	8/21/2009	<	0.3

Federal EPA Radon Zone for INGHAM County: 2

Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for INGHAM COUNTY, MI

Number of sites tested: 38

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.120 pCi/L	80%	20%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.595 pCi/L	84%	13%	3%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory Source: Department of Natural Resources

Telephone: 517-241-2254

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Data

Source: Department of Environmental Quality

Telephone: 517-335-9218

The data in this file was obtained from Wellogic, the Michigan Department of Environmental Quality Statewide Groundwater Database (SGWD). Wellogic contains approximately 425,000 water well records found within the State of Michigan, and although it represents the best available data, it cannot be considered a complete database of all the wells or well records in existence.

OTHER STATE DATABASE INFORMATION

Michigan Oil and Gas Wells

Source: Department of Environmental Quality

Telephone: 517-241-1528

Locations of oil and gas wells are compiled from permit records on file at the Geological Survey Division (GSD), Michigan Department of Natural Resources.

RADON

State Database: MI Radon

Source: Department of Environmental Quality

Telephone: 517-335-9551 Radon Test Results

Michigan Radon Test Results

Source: Department of Environmental Quality

Telephone: 517-335-8037

These results are from test kits distributed by the local health departments and used by

Michigan residents. There is no way of knowing whether the devices were used properly, whether there are duplicates (or repeat verification) test (i.e., more than one sample per home), etc.

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency

(USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at

private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared

in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Appendix E Aerial Photograph Documentation

Y-Site Lansing

301 West Lenawee Street Lansing, MI 48933

Inquiry Number: 3897915.9

April 03, 2014

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

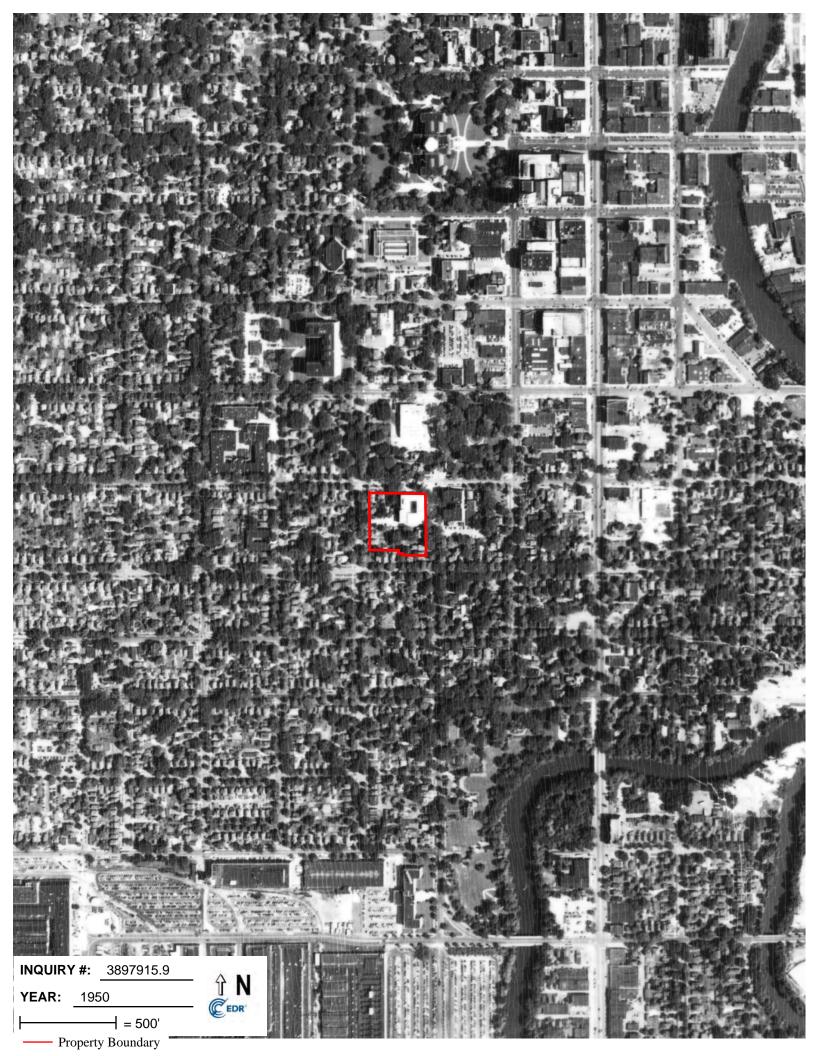
Aerial Photography April 03, 2014

Target Property:

301 West Lenawee Street Lansing, MI 48933

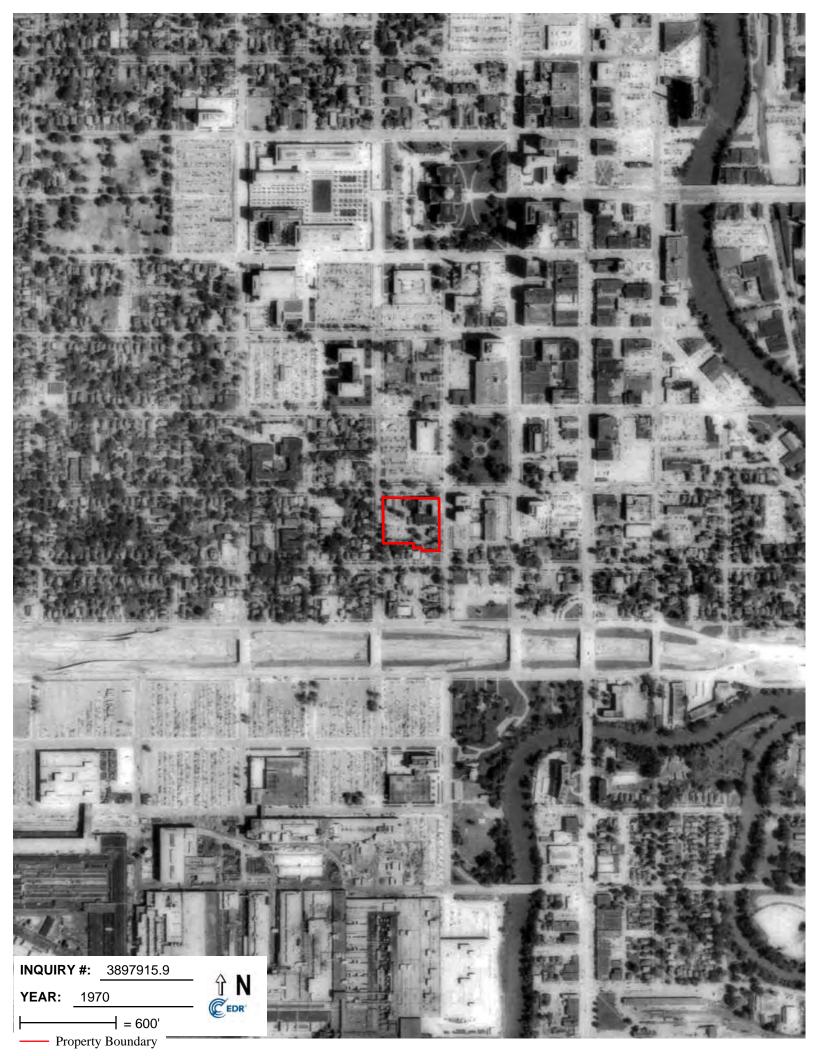
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1950	Aerial Photograph. Scale: 1"=500'	Flight Year: 1950	PMA
1955	Aerial Photograph. Scale: 1"=500'	Flight Year: 1955	CSS
1963	Aerial Photograph. Scale: 1"=500'	Flight Year: 1963	ASCS
1970	Aerial Photograph. Scale: 1"=600'	Flight Year: 1970	ASCS
1976	Aerial Photograph. Scale: 1"=500'	Flight Year: 1976	SCS
1981	Aerial Photograph. Scale: 1"=600'	Flight Year: 1981	ASCS
1986	Aerial Photograph. Scale: 1"=600'	Flight Year: 1986	NHAP
1993	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1993	EDR
1997	Aerial Photograph. Scale: 1"=500'	Flight Year: 1997	FSA
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR









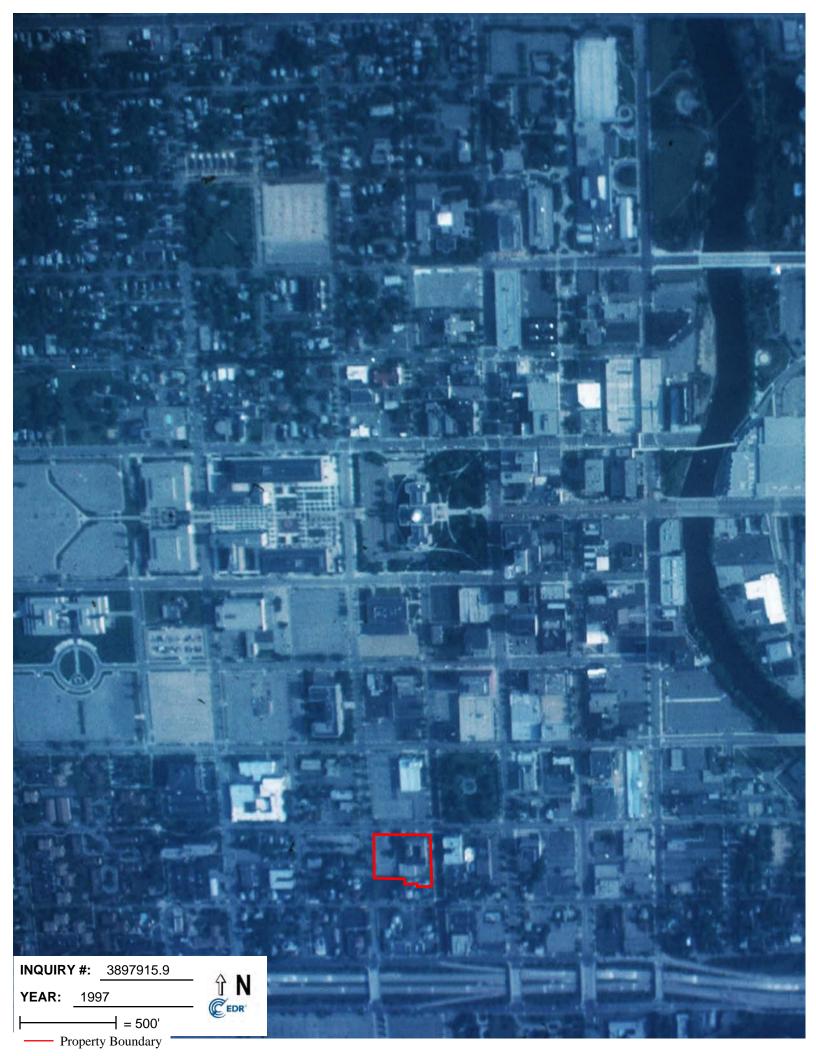






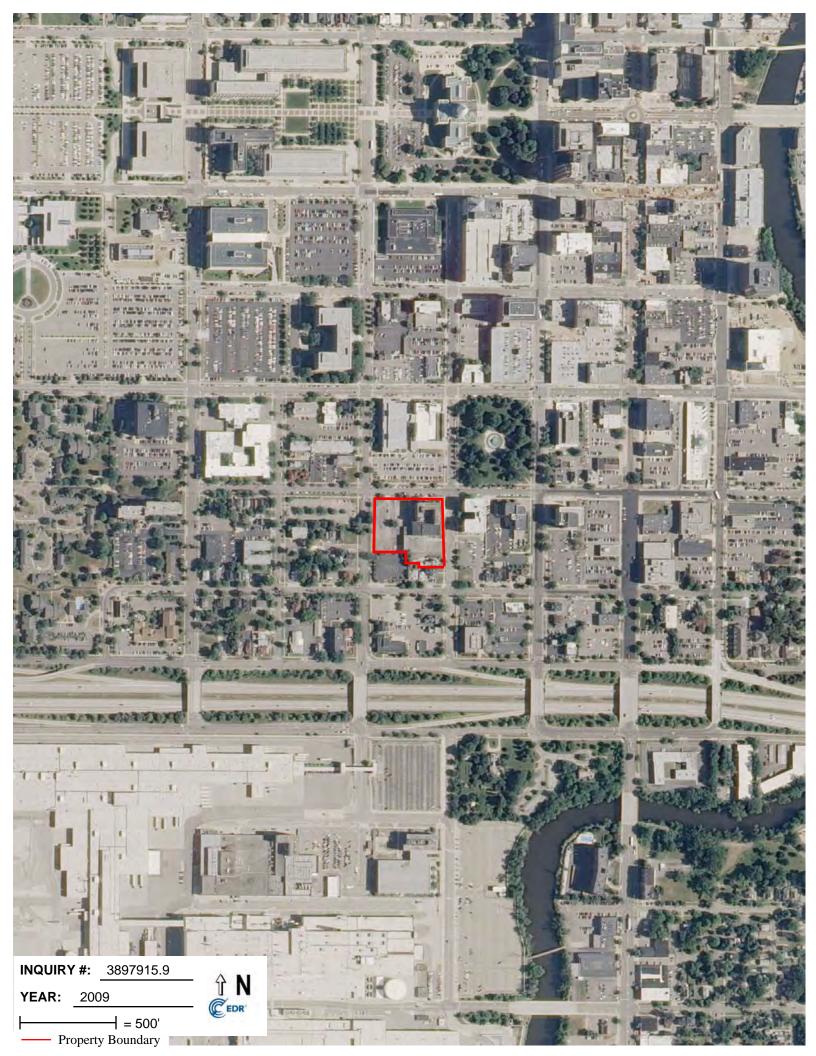


















Appendix F

Fire Insurance, Flood, and Wetland Map Documentation

Y-Site Lansing

301 West Lenawee Street Lansing, MI 48933

Inquiry Number: 3897915.3

April 02, 2014

Certified Sanborn® Map Report



Certified Sanborn® Map Report

4/02/14

Site Name: Client Name:

Y-Site Lansing AKT Peerless Environmental

301 West Lenawee Street 214 Janes Avenue Lansing, MI 48933 Saginaw, MI 48607

EDR Inquiry # 3897915.3 Contact: Steve Luzkow



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by AKT Peerless Environmental Svc were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Y-Site Lansing

Address: 301 West Lenawee Street

City, State, Zip: Lansing, MI 48933

Cross Street:

P.O. # 5700L3

Project: Y-Site LLC, Lansing **Certification #** 4FE5-4805-85E3

Maps Provided:

1972 1898

1966

1953

1951

1913

1906



Sanborn® Library search results Certification # 4FE5-4805-85E3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

Library of Congress

University Publications of America

✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1972 Source Sheets









Volume 1, Sheet 39

Volume 1, Sheet 40

Volume 1, Sheet 41

Volume 1, Sheet 42

1966 Source Sheets









Volume 1, Sheet 41

Volume 1, Sheet 42

Volume 1, Sheet 39

Volume 1, Sheet 40

1953 Source Sheets









Volume 1, Sheet 42

Volume 1, Sheet 39

Volume 1, Sheet 40

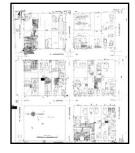
Volume 1, Sheet 41

1951 Source Sheets











Volume 1, Sheet xxxx

Volume 1, Sheet 39

Volume 1, Sheet 40

Volume 1, Sheet 41

Volume 1, Sheet 42

1913 Source Sheets







Volume 1, Sheet 39

Volume 1, Sheet 40

Volume 1, Sheet 41

Volume 1, Sheet xxxx

1906 Source Sheets



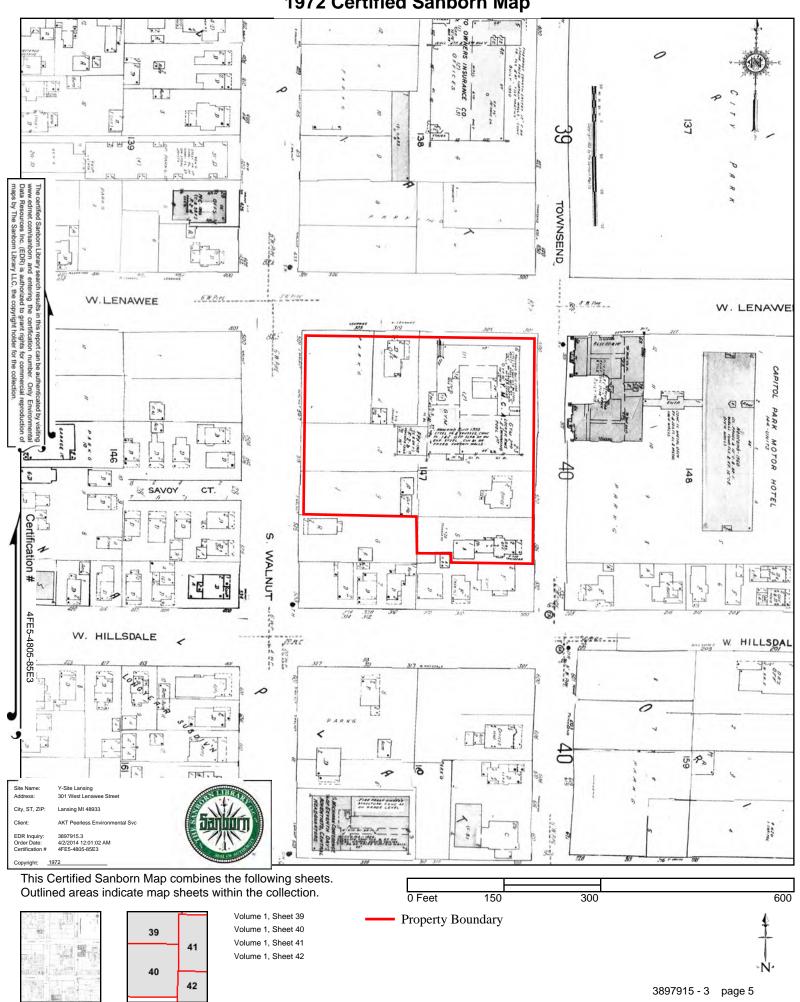
Volume 1, Sheet 24

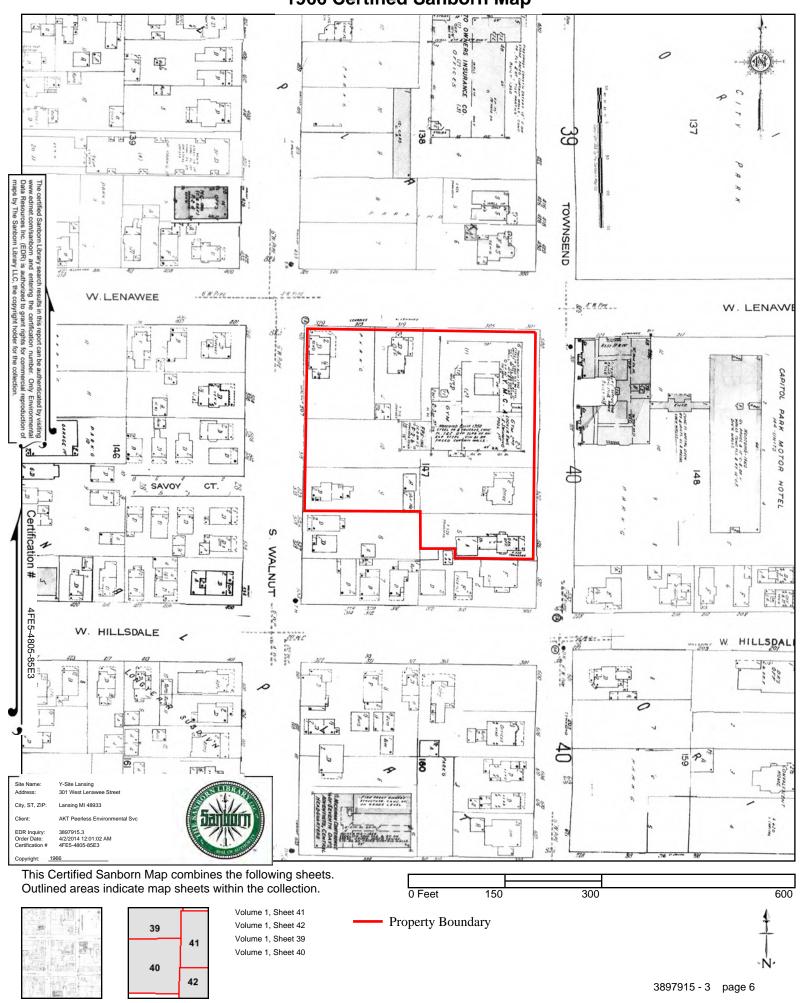
1898 Source Sheets

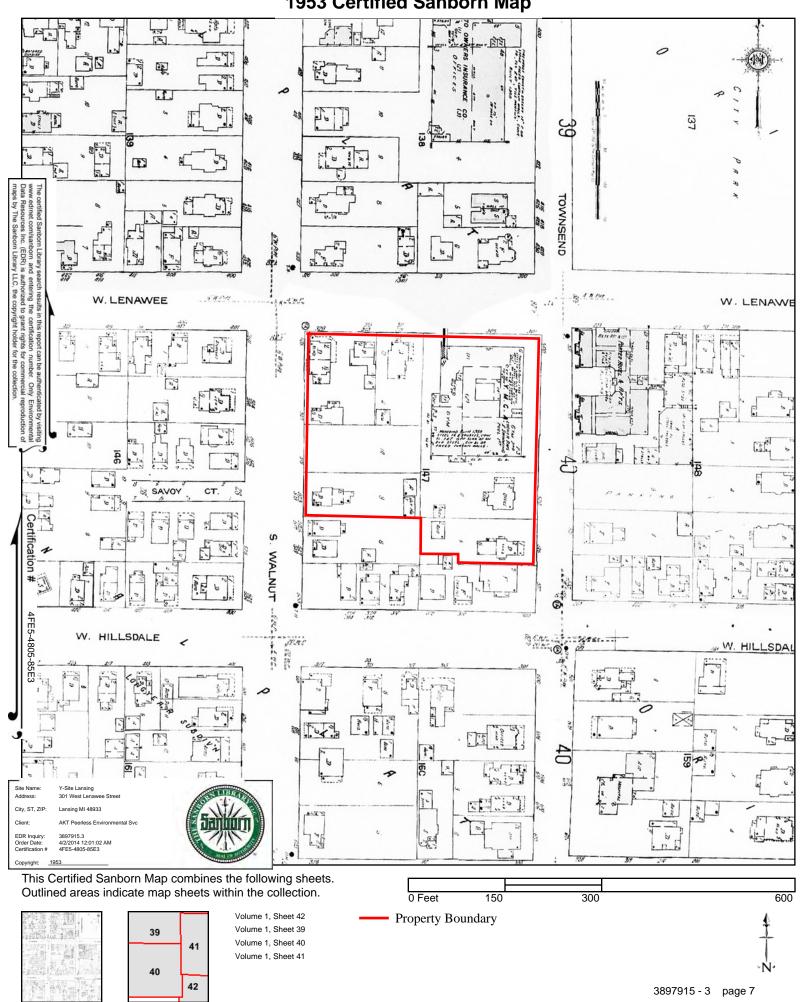


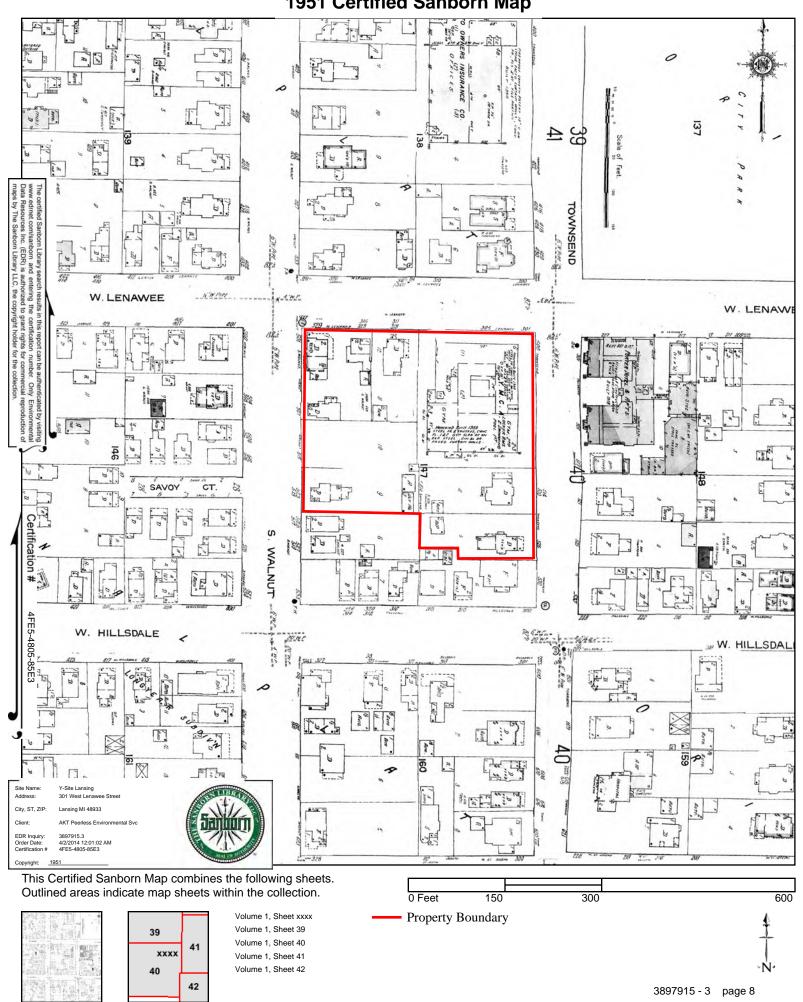
Volume 1, Sheet 8

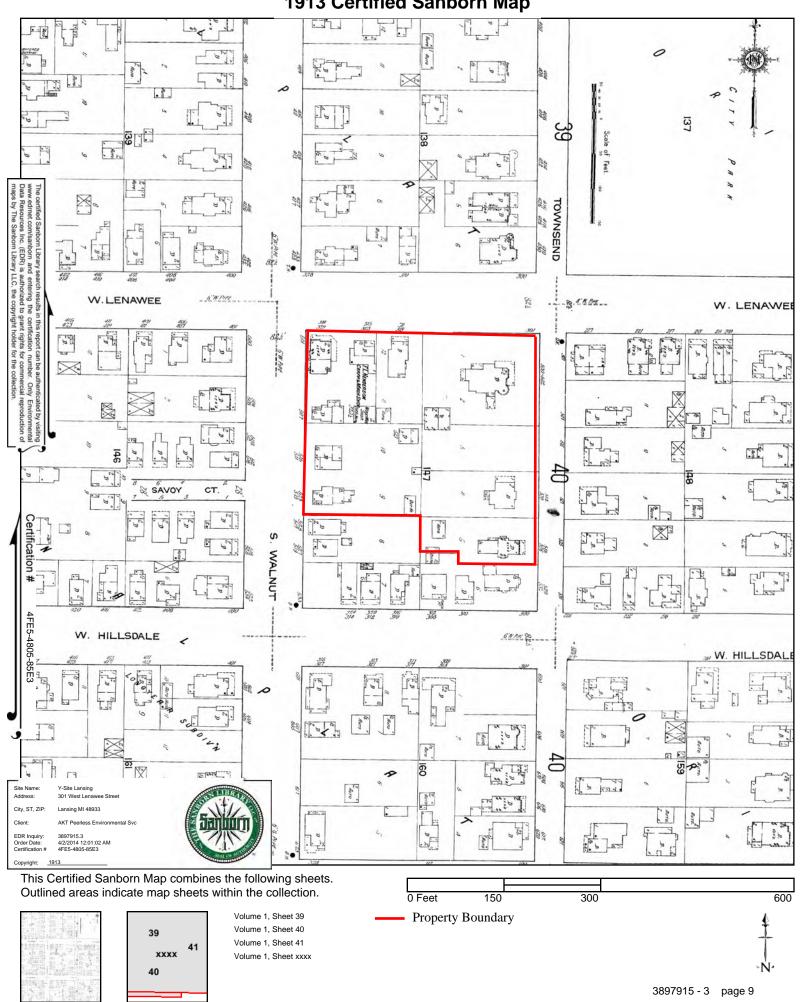
1972 Certified Sanborn Map

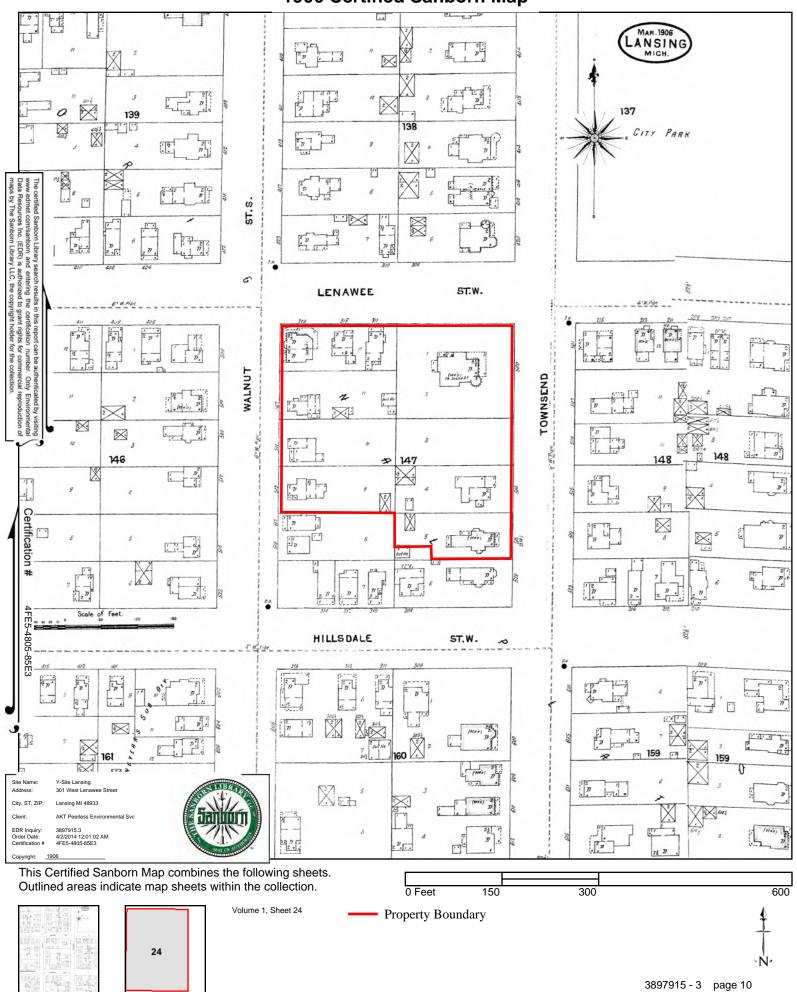


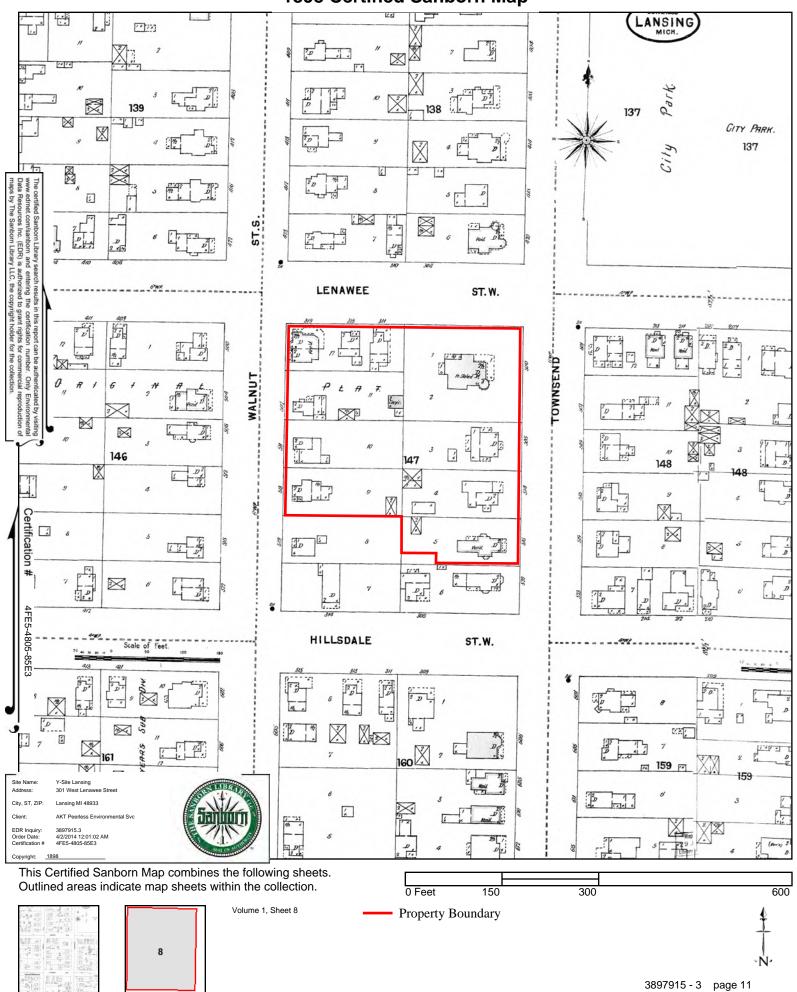


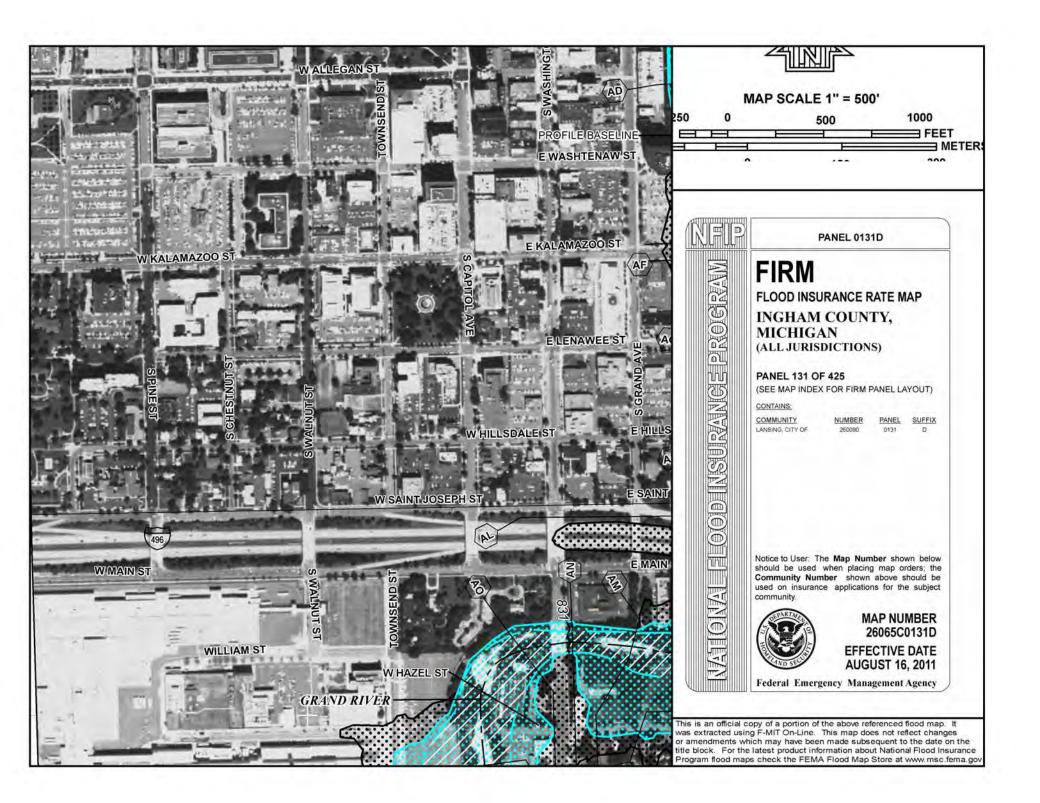














U.S. Fish and Wildlife Service

National Wetlands Inventory



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Wetland Map

Mar 31, 2014

Wetlands

Freshwater Emergent

Freshwater Forested/Shrub

Estuarine and Marine Deepwater

Estuarine and Marine

Freshwater Pond

Lake

Riverine

Other

User Remarks:



Appendix G Other Relevant Documentation



Contact Information: 1675 Watertower Place, Suite 200 East Lansing, MI 48823 Kim Case 517-318-4366 kcase@transmi.com

COMMITMENT FOR TITLE INSURANCE Schedule A

Ref: 301 W. Lenawee Street, Lansing, MI 48933

Loan No.:

1. Effective Date: April 22, 2014 at 8:00 am Commitment No.: 127768LANS

2. Policy or Policies to be issued:

ALTA Loan Policy - 6/17/06 WITHOUT EXCEPTIONS

Policy Amount: \$13,500,000.00

Proposed Insured: Prudential Huntoon Paige Associates, LLC and the Secretary

of Housing and Urban Development, its successors and/or

assigns

3. The estate or interest in the land described or referred to in this Commitment is: Fee Simple

- 4. Title to the estate or interest in the land is at the Effective Date vested in: Y Site, LLC, a Michigan limited liability company
- 5. The land referred to in this Commitment is described as follows: Located in the City of Lansing, County of Ingham, State of Michigan,

SEE ATTACHED EXHIBIT "A"

Countersigned by:

ORT Form 4308A Schedule A ALTA Commitment for Title Insurance Underwritten by Old Republic National Title Insurance Company

Timothy D. Boettcher

Exhibit "A"

Parcel 1:

Lot Nos. 1, 2, 3, 4, 9, 10, 11 and 12, Block 147, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Parcel 2:

Lot 5, Block 147, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, except a parcel in the Southwest corner thereof, being one rod in width, North and South and three rods in length, East and West.

Title No: 127768LANS

SCHEDULE B - SECTION I

REQUIREMENTS

- 1. Mortgage executed by Y Site, LLC, a Michigan limited liability company by all managing members to recited mortgagee in the amount indicated.
- 2. Submit a copy of the Operating Agreement of Y Site, LLC, a Michigan limited liability company, together with all amendments thereto. This commitment may be subject to such further requirements as may then be deemed necessary after examination of the aforementioned document.
- 3. Discharge of the mortgage executed by ELLE Enterprises, LLC, a Michigan limited liability company to Fifth Third Bank, a Michigan banking corporation dated April 28, 2008 and recorded July 9, 2008 in Liber 3312, Page 966 and the subsequent Assignment of Mortgagors interest as set forth in Liber 3331, Page 1072 and the subsequent Subordination Agreement recorded in Liber 3363, Page 651 and further subordinated in Instrument No. 2012-026315.
- 4. Discharge of the mortgage executed by Y Site, LLC to Texas Property Tax Appeals, LLC dated January 9, 2012 and recorded February 23, 2012 as evidenced by the General Affidavit recorded in Instrument No. 2012-007262 and as subordinated in Instrument No. 2012-024642.
- 5. Discharge of the mortgage executed by Y Site, LLC to Access Bidco, L.L.C., a Michigan limited liability company dated May 18, 2012 and recorded June 4, 2012 in Instrument No. 2012-0024641.
- 6. Discharge of Financing Statement between ELLE Enterprises, LLC, Debtor and LaSalle Bank Midwest National Association, Secured Party, recorded April 2, 2008, in Liber 3302, Page 130.
- 7. Discharge of the mortgage executed by 524 Townsend Site, LLC, a Michigan Limited Liability Company to Chemical Bank dated August 13, 2008 and recorded August 15, 2008 in Liber 3316, Page 1087.
- 8. Furnish Sworn Statement and Waivers of Lien, satisfactory to the Company, showing payment or release of lien rights covering improvements made on the subject property.
- 9. For purposes of the Loan Policy to be issued record Notice of Commencement relative to construction on the subject property.
- 10. For purposes of the Loan Policy to be issued submit evidence satisfactory to the Company that the Designee identified in the aforementioned Notice of Commencement will submit to the Company all Notices of Furnishing received by said Designee.
- 11. For purposes of the Loan Policy to be issued, submit to the Company, prior to the policy being issued, an Indemnity Agreement executed by the Owner and in the form

attached hereto.

12. Furnish to the Company an Affidavit by the Owner/Borrower establishing that no new construction or improvements have commenced or will commence and that no materials or services have been delivered or will be delivered to the property prior to the recordation of the loan documents.

Note: For the purposes of the Loan Policy to be issued, the ALTA 32-06 Construction Loan Loss of Priority and ALTA 33-06 Disbursement endorsements are attached hereto.

Note: For the purposes of the Loan Policy to be issued, survey coverage given, if any, is limited to matters in existence as of the date labor, services or materials were first furnished for the construction of the improvements to be located upon the property described herein. Any future survey coverage is conditioned upon the Company receiving, reviewing and approving an ALTA/ASCM "Minimum Standards" survey certified to the Company and the proposed insured, which locates the improvements as constructed upon the property. Any such future survey coverage will be subject to such further matters, if any, as may be disclosed by said survey.

NOTE: It has been requested by the Proposed Insured Lender that the Company issue the following described endorsement(s) with the Loan Policy to be issued herewith:

- (a) ALTA 3.0
- (b) ALTA 8.2
- (c) ALTA 9.7
- (d) ALTA 17
- (e) ALTA 17.2
- (f) ALTA 18.1
- (a) ALTA 19
- (h) ALTA 22
- (i) ALTA 25
- (j) ALTA 27
- (k) Form 4106 (Arbitration)

The foregoing Endorsement(s) will be issued upon the Company determining that the following requirement(s) has/have been satisfied:

No additional requirements (b, f, k)

Submit a satisfactory survey by an approved surveyor, certified to the Company. This commitment will be subject to such further requirements as may be deemed necessary after examination of the aforementioned document. (c, d, e, g, h, i)

Submit a Zoning Compliance Letter. This commitment will be subject to such further requirements as may be deemed necessary after examination of the aforementioned document. (a)

Submit a copy of the Mortgage, Assignment(s), Modification and/or Note. This commitment will be subject to such further requirements as may be deemed necessary after examination of the aforementioned documents. (j)

Submit an Owner's Affidavit executed by the current owner establishing that the affiant is in possession of said property, has no knowledge of any other

parties in possession or claiming rights of possession, that the affiant has no knowledge of the granting of any unrecorded water, mineral and/or oil rights, unrecorded easements or claims of easements, boundary line disputes, or claims of such grants or rights relative thereto, that no improvements have been made in the last 120 days and affiant's marital status throughout terms of ownership. This commitment will be subject to such further requirements as may be deemed necessary after examination of the aforementioned document. (c)

2013 Summer taxes are paid in the amount of \$20,582.77.

2013 Winter taxes are paid in the amount of \$2,759.73.

2013 State Equalized Value \$326,100.00.

2013 Taxable Value \$326,100.00.

Property located in Lansing Public School District.

Principal Residence Status for 2013 is 0%.

Permanent Property No. 33-01-01-16-379-083. (Parcel 1)

2013 Summer taxes are paid in the amount of \$4,418.25.

2013 Winter taxes are paid in the amount of \$592.39.

2013 State Equalized Value \$70,000.00.

2013 Taxable Value \$70,000.00.

Property located in Lansing Public School District.

Principal Residence Status for 2013 is 0%.

Permanent Property No. 33-01-01-16-379-061. (Parcel 2)

2013 Summer Millage Rate is: 62.4932

2013 Winter Millage Rate is: 8.3791

2012 Winter Millage Rate is: 8.3791

NOTE: The policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION II EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
- Rights or Claims of parties in possession not shown by the Public Records.
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts, shortages in area, or boundary lines disputes that would be disclosed by an accurate and complete survey of the Land.
- 4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
- 5. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
- 6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
- 7. Taxes or special assessments which are not shown as existing liens by The Public Records.
- 8. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
- 9. Easement over the South 4 feet of the East 100 feet of Lot 4 of subject property for use together with the North 4 feet of the East 100 feet of Lot 5 of property adjoining on the South for use as a joint driveway as set forth in instrument dated October 8, 1914, recorded October 10, 1914 in Liber 7 Miscellaneous Records, Page 111.
- 10. Easement for Storm Sewer purposes in the instrument recorded in Liber 619, Page 76.
- 11. Easement to Michigan Chamber of Commerce recorded in Liber 2115, Page 16.
- 12. Such state of facts as would be disclosed by an accurate survey and personal inspection of the premises.

NJO/js



Planning Office

Zoning Definitions

ZONING DISTRICTS

The following is a summary of the permitted uses and special uses contained within the individual City of Lansing Zoning Districts. It is important to note that the various uses indicated within the districts mentioned are used as examples only. The Zoning Ordinance Text and Maps should be reviewed prior to constructing, altering, or locating a land use within the City of Lansing. Additionally, there are other requirements not listed here; i.e., off-street parking, sings, lot size, landscaping, etc., which must be met before a permit is issued.

Bill Rieske Assistant Planning Manager

Contact

316 N. Capitol Ave. Suite D-1 Lansing , MI 48933 Ph: 517-483-4066

HOURS Monday - Friday 8:00 AM to 5:00 PM

"A", "A-1", and "B" Districts:

The intent of the "A", "A-1", and "B" Residential Districts is to provide for an environment of predominantly low-density one-family dwellings, along with other residentially related facilities which serve the residents in the district.

"A" Residential District:

Permitted Uses: Single-family detached dwellings with minimum lot size of 6,000 square feet.

Use by Special Condition: Group day care, schools, golf courses.

Use by Special Land Use Permit: Churches, cemeteries, nurseries, child care facilities.

"A-1" Residential District:

Permitted Uses: Single-family detached dwellings with minimum lot size of 5,000 square feet.

Use by Special Condition and Special Land Use Permit: The same as above.

"B" Residential District:

Permitted Uses: Single-family detached dwellings with minimum lot size of 4,000 square feet.

Use by Special Condition and Special Land Use Permit: The same as above.

"C" Residential District:

The intent of the "C" Residential District is to provide lots for moderate density two-family dwellings. The district is designed to do all of the following:

Permitted Uses: Single-family dwellings, two-family dwellings with lot area per unit as follows:

efficiency - 2,400 sq. ft. 1 bedroom - 2,800 sq. ft.

2 bedroom - 3,200 sq. ft. 3 bedroom - 4,000 sq. ft.

Use by Special Condition and Special Land Use Permit: The same as above.

"DM-1" Residential District:

The intent of the "DM-1" Residential District is to permit the construction or conversion of structures for multiple dwellings, which may be developed at a net density to 19.8 dwelling units per acre.

Permitted Uses: Low density multiple dwellings with minimum lot area per unit.

efficiency - 2,200 sq. ft. 1 bedroom - 2,600 sq. ft.

2 bedroom - 3,000 sq. ft. 3 bedroom - 3,800 sq. ft.

Use by Special Condition and Special Land Use Permit: The same as above, also mobile home parks permitted by special land use permit.

"DM-2" Residential District:

The intent of the "DM-2" Residential District is to permit the construction or conversion of structures for multiple dwellings, which may be developed at a net density to 31.1 units per acre.

Permitted Uses: Moderate density multiple dwellings with minimum lot area per unit:

efficiency - 1,400 sq. ft. 1 bedroom - 1,600 sq. ft.

2 bedroom - 2,000 sq. ft. 3 bedroom - 2,800 sq. ft.

Use by Special Condition and Special Land Use Permit: The same as above.

"DM-3" Residential District:

The intent of the "DM-3" Residential District is to permit the construction or conversion of structures for multiple dwellings, which may be developed at a net density to 39.6 dwelling units per acre.

Permitted Uses: Medium density multiple dwellings with minimum lot area per unit.

efficiency - 1,100 sq. ft. 1 bedroom - 1,300 sq. ft.

2 bedroom - 1,500 sq. ft. 3 bedroom - 2,200 sq. ft.

Use by Special Condition and Special Land Use Permit: The same as above.

"DM-4" Residential District:

The intent of the "DM-4" Residential District is to permit the construction or conversion of structures for high-rise dwellings, which may be developed at a net density to 87.1 dwelling units per acre.

Permitted Uses: High density multiple dwellings with minimum lot area per unit:

efficiency - 500 sq. ft. 1 bedroom - 700 sq. ft.

2 bedroom - 950 sq. ft. 3+ bedroom - 1,400 sq. ft.

Use by Special Condition and Special Land Use Permit: The same as above.

"D-1" Professional Office District:

The intent of the "D-1" Professional Office District is to permit the construction or conversion of structures for office uses and multiple dwelling uses.

Permitted Uses: Professional and business offices (ie., doctor, lawyer, architect), banks, parks.

Use by Special Condition: Funeral homes, clinics, multiple dwelling at same density as "DM-1" Residential District.

Use by Special Land Use Permit: Churches, trade union hall, fraternities, sororities.

"D-2" Residential / Office District:

The intent of the "D-2" Residential / Office District is to permit the construction of structures for combined office and residential use, primarily in the central area, provided that the residential character of the structure and the parcel is retained.

Permitted Uses: Professional Offices (see "D-1" Professional Office District permitted uses listed above) when at least 50 percent of the gross floor area of the building is maintained for residential purposes.

Multiple dwellings at same density as "DM-1" Residential District.

Use by Special Condition: Child care facility.

Use by Special Land Use Permit: Office use in 70 percent of the building; planned residential developments.

"E-1" Apartment Shop District:

The intent of the "E-1" Apartment Shop District is to permit a structure to be utilized in a combination of commercial, office, and residential uses, although single usage of structures is also permitted. Density ranges for residential uses in an "E-1" Apartment Shop District range to 87.1 dwelling units per acre.

Permitted Uses: Mixed residential/commercial or office development. Single use structures also permitted (ie., motels, convenience stores)

Use by Special Condition and Special Land Use Permit: The same as "D-1" District, except residential density same as "DM-4".

"E-2" Local Shopping District:

The intent of the "E-2" Local Shopping District is to provide convenience retail stores.

Permitted Uses: Convenience retail (ie., post office, bar, restaurant, hardware, laundromat, gas station.)

Use by Special Condition and Special Land Use Permit: The same as "D-1" District except residential uses not permitted.

"F" and "F-1" Commercial Districts:

The intent of the "F" and "F-1" Commercial Districts is to allow general retail commercial uses.

Permitted Uses: General retail uses (ie., comparison retail, theater, hotel) as well as convenience retail and office uses.

Use by Special Condition: Accessory residential uses at "DM-3" density, hospital, clinic, animal hospital, kennel, vehicle sales.

Use by Special Land Use Permit: Similar to "D-1" District.

"G-1" Business District:

The intent of the "G-1" Business District is to allow for a general retail commercial district for the downtown area.

Permitted Uses: The same as "F" Commercial; however, since this district is only found in the downtown area, there are no parking or setback requirements, or height restrictions.

Use by Special Condition and Special Land Use Permit: The same as "D-1" Professional Office District, residential uses at "DM-4" density. An off street parking facility by special permit.

"G-2" Wholesale District:

The intent of the "G-2" Wholesale District is to permit the wholesale and warehousing of products, and to permit the packaging, assembly or treatment of products within an enclosed structure.

Permitted Uses: Wholesome and warehouse activities within an enclosed structure, as well as general retail and public garages

Use by Special Condition and Special Land Use Permit: The same as "D-1" Office District, except residential uses are not permitted.

First district which permits heavy auto repair uses.

"H" Light Industrial District:

The intent of the "H" Light Industrial District is to permit the construction or conversion of structures and the use of land for the purpose of manufacturing, processing, compounding, packaging, assembling or treatment of items permitted by this section within an enclosed structure.

Permitted Uses: Manufacture of already processed components such as bakeries, cosmetics, candies, tool, die and machine shops, manufacture of toys, furniture, appliances, truck terminals, metal forging, dry cleaning plants, laundries, laboratories, lumber yards, and contractor storage yards.

Use by Special Condition: Trade school, child day care, museum, library, animal hospital, kennel, car trailer and RV sales, heliport, heavy auto repair.

Use by Special Land Use Permit: Church, drive-in theater, other storage yards, research laboratory, and residential uses.

"I" Heavy Industrial District:

The intent of the "I" Heavy Industrial District is to permit the construction or conversion of structures and the use of land for the purpose of manufacturing, processing, and compounding of semi-finished or finished products from raw materials, as well as from previously prepared materials.

Permitted Uses: Power plants, manufacture of automobile parts and car assembly, industrial scrap metal processing, cleaning, processing, servicing, or repair of any product.

Use by Special Condition: Same as "H" Light Industrial District, adding all outdoor storage yards and salvage yards.

Use by Special Land Use Permit: Church, drive-in theater, sanitary land fill, mining, junk yard, research laboratory, and residential uses.

"J" Parking District:

The intent of the "J" Parking District is to permit the establishment of areas to be used solely for the off-street parking of private passenger vehicles as a use incidental to a principal use.

Permitted Uses: Off-street parking areas for private passenger vehicles.

Use by Special Condition: Attendant building.

Use by Special Land Use Permit: Commercial uses in first floors of parking structures and vehicle sales. Residential uses not permitted.



Key Site Contact - Owner Environmental Assessment Questionnaire

Project Name: Y-Site

Project Address: 301 W. Lenawee Street and 526 Townsend Street

Project City/State: Lansing, Michigan AKT Peerless Project No.: 5700L2 1-17

This questionnaire should be completed by the property owner, the owner's designated representative (anyone knowledgeable about the subject property), and returned to AKT Peerless' Environmental Professional prior to the site reconnaissance. The Environmental Professional may ask for details associated with selected questions. This questionnaire may be utilized as an exhibit in the final Report.

Res	pondent Name:	Daniel F. Essa										
Res	pondent Signature:						W. t. Com					
Res	pondent Title:						Manager					
Res	pondent Company:		Y Site, LLC									
Date	e:		04-24, 2014									
		10.0				vn NA	= Not Applicable					
	T		1	UNK	NA	-	In an array	YES		UNK	(NA	
1	Is the Property used for an industrial use?	Ш	7	Ш	Ш	7	Has Fill Dirt been brought onto the Property that is of an unknown origin?	Ц	7			
2	To the best of your knowledge, has the Property been used for an industrial purpose in the past?		7			8	Are there currently any Pits, Ponds or Lagoons located on the Property in connection with waste treatment or waste disposal?		7			
3	Is the Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		7			9	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Property in connection with waste treatment or waste disposal?		7			
4	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		7			10	Is there currently, any stained soil on the Property?		7			
5	Are there currently automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Property?		7			11	To the best of your knowledge, has there been previously any stained soil on the Property?		7			
6	To the best of your knowledge, have there been previously automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Property?		7			12	Are there currently any registered or unregistered storage tanks (above or underground) located on the Property?		✓			

UNK = Unknown NA = Not Applicable

		YES	NO	UNK	NA			YES	NO	UNK	NA
13	Are there currently any industrial Drums (typically 55 gallon) or sacks of chemicals located on the Property?		>			22	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Property?		7		
14	To the best of your knowledge, have there been previously any industrial Drums (typically 55 gallon) or sacks of chemicals located on the Property?		>			23	Are there currently vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground or adjacent to any structure at the Property?		7		
15	Has Fill Dirt been brought onto the Property that originated from a contaminated site?		7			24	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground or adjacent to any structure located on the Property?		7		
16	Are there currently any flooring, drains, or walls located at the Property that are stained by substances other than water or are emitting foul odors?		7			25	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Property?		7		
17	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Property that are stained by substances other than water or are emitting foul odors?		7			26	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		7		
18	If the Property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?		7			27	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Property?	7			
19	If the Property is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?		7			28	Has there ever been any ACM testing conducted on the Property?			7	
20	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?		~			29	Is there now or has there ever been any lead-based paint (LBP) applications on the Property?			7	
21	Has the owner or occupant of the Property been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Property or any facility located on the Property?		7			30	Has there ever been LBP testing conducted on the Property?			2	

UNK = Unknown NA = Not Applicable

		YES	NO	UNK	NA			1 E2	NO	UNK	NA
31	Has the owner or occupant of the Property been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Property or any facility located on the Property?					37	Has there been indications of moisture intrusion, mildew-like odors, or visible mold growth on the Property?			7	
32	Has the owner or occupant of the Property been informed of the past existence of environmental violations with respect to the Property or any facility located on the Property?		7			38	Is the Property or any portion of the Property located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		\ \ !		
33	Have there been any Environmental Site Assessments of the Property that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Property or recommended further assessment of the Property?			7		39	Does the Property discharge waste water on or adjacent to the Property, other than storm water, into a storm water sewer system?		7		
34	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Property?		7			40	Does the Property discharge waste water on or adjacent to the Property other than storm water, or into a sanitary system?		7		
35	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?		7			41	Are any Adjoining Properties used for an industrial use?		7		
36	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		~			42	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		7		
	ional Comments from Key Site Contact: nderstand it, the property was used for a m	nachir	ne shi	on bac	k in th	e 1930)'s and 1940's. As a result. I believe that pre	vious	phas	e 2	
	g indicated that there is some soil contami										



Project Name: Park Place (Y-Site)

Project Address: 301 W. Lenawee Street and 526 Townsend Street

Project City/State: Lansing, Michigan AKT Peerless Project No.: 5700L2-1-17

Res	pondent Name:	Merissa Rose						
Res	pondent Signature:							
Res	pondent Title:	Underwriting Analyst						
Res	pondent Company:	Prudential Huntoon Paige						
Date	ə:	4/24/2014						
			UNK:	_	-	n UNK		
1	Was a search of recorded land title records environmental liens filed or recorded agains law, completed?				7			
2	Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property site and/or have been filed or recorded against the property under federal, tribal, state or local law?				>			
3	Do you have any specialized knowledge or properties? For example, are you involved i former occupants of the property or an adjo knowledge of the chemicals and processes	n the same line of business as the curr ining property so that you would have s	ent or		<			
4	Do you have actual knowledge regarding at (e.g., Commercial-use Deed Restriction) as		mitations		>			
5a	Does the purchase price being paid for this property reasonably reflect the fair market value of the property?					>		
5b	If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?					>		
6	Are you aware of commonly known or reasonably ascertainable information within the local community about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?				>			

7	Do you know the past uses of the property?		✓				
8	Do you know of specific chemicals that are present or were once were present at the property?		>				
9	Do you know of spills or other chemical releases that have taken place at the property?		>				
10	Do you know of any environmental cleanups that have taken place at the property?						
11	Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?						
12	Is it your intention to utilize this Phase I ESA to qualify for Landowner Liability Protection to CERCLA liability?		>				
40	What is the reason you have retained AKT Peerless to perform this Phase I ESA (e.g., purchase, refinance, insurance purposes, etc.)?						
13	Response: This is a new construction, a Phase I ESA is required						
	Are there any special terms and conditions that apply to the completion of this Phase I ESA (elimitations, confidentiality, etc.)?	e.g., a	icces	S			
14	Response: No						
Add	itional Comments from Client:						



Appendix H

Previous Environmental Reports and Agency File Information

AKT Peerless November 2007 Phase I ESA of 301 W Lenawee (Elle Enterprises, LLC)

Snell January 1991 Phase I ESA (YMCA of Lansing) (included as attachment to AKT Peerless November 2007 ESA)

Snell Environmental Group February 1991 Asbestos Evaluation (YMCA, Central) (included as attachment to AKT Peerless November 2007 ESA)

Selections of PM Environmental March 1999 Transaction Screen of 319 W Lenawee (YMCA Lansing)

(included as attachment to AKT Peerless November 2007 ESA)

AKT Peerless March 2008 BEA of 301 W Lenawee (Elle Enterprises, LLC) (includes AKT Peerless 2007 ESA and February 2008 Phase II ESA as attachments)

AKT Peerless Section 7A Compliance Analysis of 301 W Lenawee (Elle Enterprises, LLC)



PHASE I ENVIRONMENTAL SITE ASSESSMENT FORMER YMCA 301 LENAWEE STREET CITY OF LANSING, MICHIGAN 48933

prepared for

ELLE ENTERPRISES LLC 1651 WEST LAKE LANSING ROAD EAST LANSING, MICHIGAN 48823

> AKT PEERLESS PROJECT No. 5700L-2-17 NOVEMBER 29, 2007



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PHASE I ENVIRONMENTAL SITE ASSESSMENT

FORMER YMCA 301 WEST LENAWEE STREET CITY OF LANSING, MICHIGAN 48933

AKT PEERLESS PROJECT No. 05700L-1-17

1.0 INTRODUCTION

Elle Enterprises LLC (the Client and User) retained AKT Peerless Environmental Services (AKT Peerless) to conduct a Phase I Environmental Site Assessment (ESA) of the Former YMCA property located at 301 West Lenawee Street in the City of Lansing, Ingham County, Michigan (subject property). This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries [(AAI), 40 CFR Part 312] and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05 (ASTM Standard Practice E 1527-05).

1.1 PURPOSE

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs)¹ and *historical recognized environmental conditions* (HRECs)² in connection with the subject property. Moreover, certain users of this Phase I ESA may be able to satisfy one of the environmental due diligence requirements to qualify for the bona fide prospective purchaser, contiguous landowner, or innocent landowner liability protections available under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the Superfund Amendments and Reauthorization Act (SARA) of 1986, and the Small Business Liability and Brownfield Revitalization Act (Brownfield Amendments) of 2002. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and HRECs in connection with the subject property.

1.2 SCOPE OF SERVICES

AKT Peerless' scope-of-services is based on its proposal PL-8451, dated October 31, 2007, and the terms and conditions of that agreement. This Phase I ESA included the following:

¹ ASTM's Standard Practice E 1527-05 defines the term recognized environmental condition (REC) as the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate (1) an existing release, (2) a past release, or (3) a material threat of a release of a hazardous substance or petroleum product into structures on the subject property or into the ground, groundwater, or surface water of the subject property. Neither HRECs nor RECs are intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

² ASTM defines the term historical recognized environmental condition (HREC) as an environmental condition which in the past would have been considered an REC, but which may or may not be considered an REC currently.



- an inquiry of environmental conditions by an environmental professional.
- a review of specialized knowledge reported by the Client.
- a review of public and historical records, including those maintained by federal, state, tribal, and local government agencies.
- interviews with regulatory officials and personnel associated or knowledgeable with the subject property, including as appropriate past and present owners, or neighbors if the property is abandoned.
- a reconnaissance of the subject property and adjoining properties.

1.3 PROJECT RESOURCES

AKT Peerless referred to the following resources between October 31, 2007 and November 29, 2007 to complete its ESA:

- United States Environmental Protection Agency (USEPA), Region 5
- United States Geological Survey (USGS)
- United States Department of Agriculture (USDA) Soil Conservation Service
- Michigan Department of Environmental Quality (MDEQ)
- Ingham County Environmental Health Department
- City of Lansing Government Sources (e.g., assessing, building, fire, engineering departments, etc.)
- Environmental Data Resources, Inc. (EDR)
- Library of Michigan, Lansing, Michigan
- Interviews and Questionnaire Responses

1.4 SIGNIFICANT ASSUMPTIONS

During this Phase I ESA, AKT Peerless made the following significant assumptions:

- AKT Peerless assumed that the information provided by EDR in the regulatory database report is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.
- AKT Peerless assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary sources was an accurate and complete representative summary of the information possessed by those individuals, representatives, or sources.

1.5 LIMITATIONS AND EXCEPTIONS

A list of general limitations and exceptions typically encountered when completing Phase I ESAs is provided in Appendix A. Along with the inherent limitations set forth in various sections of ASTM Standard Practice E 1527-05 and the USEPA All Appropriate Inquiry Standard, the



accuracy and completeness of this report may also be limited by the following project specific facts or conditions:

- Visual observations of the subject building's interior were limited by the absence of electric lighting.
- AKT Peerless did not enter the subject building's sub-basement or residential floors 3, 5, and 6 due to health and safety concerns.
- Sanborn fire insurance maps for obtained for the years 1951, 1953, 1966, and 1972 do not depict the eastern adjoining property.

Subject to the general limitations and exceptions listed in Appendix A and the referenced terms and conditions, AKT Peerless accepts responsibility for the competent performance of its duties in executing this assignment and preparing this report in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages.

Should additional information become available to the Client that differs significantly from our understanding of conditions presented in this report, AKT Peerless requests that such information be forwarded immediately to our attention so that we may reassess the conclusions provided herein and amend this project's scope of services as necessary and appropriate.

1.6 SPECIAL TERMS AND CONDITIONS

To the best of AKT Peerless' knowledge, no special terms or conditions apply to the preparation of this Phase I ESA.

1.7 USER RELIANCE

AKT Peerless performed this Phase I ESA for the benefit of the Client. AKT Peerless acknowledges that this party may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, AKT Peerless makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

2.0 USER AND/OR CLIENT PROVIDED INFORMATION

AKT Peerless submitted a questionnaire to the Client (User) requesting information about the subject property and this Phase I ESA. Julian Darden, Elle Enterprises LLC, completed the questionnaire on behalf of the Client (User). The following subsections summarize the information Mr. Darden provided to AKT Peerless.

2.1 TITLE RECORDS

The Client did not provide recorded land title records to AKT Peerless.

2.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations



(AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

2.3 KNOWLEDGE OF THE USER

The Client did not report specialized knowledge or experience, actual knowledge, or commonly known or reasonable ascertainable information that is material to identifying recognized environmental conditions in connection with the subject property.

2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The Client did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

2.5 REASON FOR PERFORMING THIS PHASE I ESA

According to the Client, this Phase I ESA was conducted as part of environmental due diligence related to purchasing the subject property.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located in the southwest quadrant of Section 16 in the City of Lansing (T.4N./R.2W.), Ingham County, Michigan. The subject property is situated south of West Lenawee Street and between Townsend and South Walnut Streets. It consists of a rectangular parcel that contains approximately 2.00 acres. Young Men's Christian Association (YMCA) is the current owner of the subject property. Mr. Tony Fragale, Lansing YMCA President and CEO is the current manager of the subject property. The residential portion of the subject building was vacated in approximately 1988 and the recreational and remaining portions of the subject building were vacated in January 2003. The subject property's parcel identification number is 33-01-01-16-379-083.

Refer to Figure 1, Subject Property Location Map; Figure 2, Topographic Location Map; Figure 3, Parcel Map; and Figure 4, Subject Property Map. The legal description of the subject property is presented in Appendix B. Photographs taken during AKT Peerless' subject property reconnaissance are provided in Appendix C.

3.2 SUBJECT PROPERTY AND VICINITY CHARACTERISTICS

The subject property is currently developed as commercial and is located in an area of the City of Lansing that is characterized by commercial properties, surface roadways, curbs, gas and electric utilities, and municipal water and sewage disposal.

3.3 DESCRIPTION OF STRUCTURES AND OTHER IMPROVEMENTS

General information regarding the on-site building (the subject building) is presented in the following table:



General Construction	Interior Finish:	Square Ft.	Construction and Other Improvement Dates
6-story, concrete block walls, with wood and steel supports, basement and sub-basement	concrete, 9-inch floor tiles, drywall, plaster, paint, vinyl baseboards, drop-in acoustic ceiling tiles (ACTs), wood, metal, glass	~ 100,000 total square feet	constructed in 1950 with an addition to the southern portion of the subject building in the 1980s.

The exterior of the subject property is improved with paved and landscaped areas, concrete sidewalks surrounding the perimeter of the subject property, paved parking to the west. The remainder of the subject property consists of grassy areas and small shrubs.

3.4 CURRENT USE OF THE SUBJECT PROPERTY

The subject property currently is not used for any significant or obvious purpose. According to the City of Lansing Zoning Department, the subject property is zoned as D1 – Professional Office District.

3.5 UTILITIES AND MUNICIPAL SERVICES

AKT Peerless identified the type and supplier of utilities provided to the subject property. These services are described in the following table:

Utility / Service	Type	Utility Company or Municipality	Comments/Historical Services
heat	natural gas	Consumer's Energy	natural gas has been provided since at least 1977
municipal waste	general refuse	n/a	solid waste is not generated at the subject property
potable water	municipal	Lansing Board of Water and Light	municipal drinking water has been provided since construction of the subject building in 1950
electricity	electric lines	Lansing Board of Water and Light	Electric service was provided from January 31, 1951 to March 31, 2007. Electric service is currently not provided to the subject property.
sewage disposal	municipal	City of Lansing	municipal sewage utilities have been available since at least 1906
storm water	municipal	City of Lansing	municipal storm drain system has been available since 1891

Additional information regarding the referenced heat, water, and sewage utilities is presented in Section 4.4.

3.6 CURRENT USES OF THE ADJOINING PROPERTIES

The following table describes the current uses of the adjoining properties, identified occupants, and noteworthy observations of environmental concern, if any, that were noted during AKT Peerless' recent reconnaissance of the adjoining properties.



Direction Address		Current Use / Occupant	Potential Concerns
north	303 West Kalamazoo Street	office building / Grady Porter Building of Ingham County Offices	none observed
northeast	400 South Capitol Avenue	recreational / City of Lansing Park	none observed
east	505 Townsend Street	Residential / The Porter Apartment Building	none observed
south	524/526 Townsend Street	Commercial / dentist and Capitol Services	none observed
South	South Walnut Street	parking lot	none observed
southwest	524 South Walnut Street	Residential / not determined	none observed
west	South Chestnut Street	Parking lot / Owner: Lansing School District	none observed
Northwest	426 South Walnut Street	Office building / Michigan Association of Community Health	none observed

Based on AKT Peerless' visual observations, the current uses of the adjoining properties do not appear to pose a direct environmental threat to the subject property.

4.0 RECORDS REVIEW

The objective of the records review is to evaluate reasonably ascertainable databases, historical records, and physical setting records to help identify recognized environmental conditions at the subject property and, to the extent identifiable, at surrounding properties.

4.1 PHYSICAL SETTING SOURCES

AKT Peerless reviewed geological survey maps for geologic, hydrologic, and topographic conditions that may affect potential contaminant migration to the subject property.

4.1.1 Topography and Area Hydrogeology

According to the USGS' *Topographic Map of the Lansing South Quadrangle*, which was published in 1965 and was photorevised in 1973, the subject property is situated approximately 859 feet above the National Geodetic Vertical Datum (NGVD). The subject property's topography appears to decline gently to the east-northeast.

AKT Peerless did not obtain or review reports that document actual groundwater conditions at or adjacent to the subject property. Therefore, AKT Peerless was unable to (1) identify the depth to shallow groundwater beneath the subject property, or (2) determine the groundwater flow direction beneath the subject property.

Typically, the water table aquifer flows toward a major drainage feature or in the same direction as the drainage basin does. The Grand River, which flows to the east, is located approximately 1,500 feet southeast of the subject property at its nearest point. Therefore, AKT Peerless infers that groundwater beneath the subject property flows to the southeast, with potential influence from the Grand River.



AKT Peerless' research did not identify any known groundwater recharge areas on the subject property or any groundwater supply or monitor wells on the subject property. The City of Lansing obtains its municipal water from various wells located throughout the City of Lansing.

4.1.2 Area Geology and Soils

According to the MDNR Geological Survey Division's *Bedrock Geology of Southern Michigan* (1987), bedrock beneath the subject property is classified as Saginaw Formation Unit, which is included in the Pottsville Series within the Pennsylvanian System of the Paleozoic Era. The depth to bedrock beneath the subject property was not readily available prior to the completion of this Phase I ESA.

According to the Michigan Geological Survey Division's publication, *Quaternary Geology of Southern Michigan* (1982), soil in the subject property area is defined as medium textured glacial till. According to the Michigan Geological Survey Division's publication, *Quaternary Geology of Southern Michigan*, soils in the area are medium-textured glacial till. These soils are described as gray, grayish brown or reddish brown, nonsorted glacial debris; matrix is dominantly loam and silt loam texture, with variable amounts of cobbles and boulders. These soils occur as ground moraine, till plain, or undifferentiated ground moraine-end moraine complexes. Includes small areas of coarser or finer-textured tills as well as small areas of outwash. The thickness is highly variable locally, from less than 30 feet to as much as 60-90 feet.

According to the USDA's *Soil Survey of Ingham County, Michigan* (1979), soil at the subject property is classified as belonging to the Urban land-Marlette-Capac association, which is described as urban land and nearly level to hilly, well drained to somewhat poorly drained loamy soils. As indicated on Photo Sheet 9 of the soil survey, subject property soils are described as belonging to Urban land-Marlette complex, 2 to 12 percent slopes. These areas of Urban land and undulating and rolling, well drained and moderately well drained Marlette soils are on broad complex slopes, on ridges, on knolls and on side slopes. Areas are irregular in shape and range from 10 to 500 acres.

AKT Peerless did not obtain other information about the subject property's soil during this Phase I ESA.

4.2 STANDARD ENVIRONMENTAL RECORD SOURCES

AKT Peerless retained EDR to provide current environmental database information compiled by a variety of federal and state regulatory agencies. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining sites, and other sites that are (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property. AKT Peerless reviewed the following federal and state databases for such listings within the indicated search radii.



Туре	Regulatory Agency Database	Approximate Minimum Search Distance
Federal	National Priority List (NPL)	1 mile
Federal	De-listed National Priority List (DNPL)	½ mile
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	½ mile
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Site List	½ mile
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities List	1 mile
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Facilities List	½ mile
Federal	RCRA Generators List	subject property and adjoining properties
Federal	Institutional Control / Engineering Control Registries*	subject property
Federal	Environmental Response and Notification System (ERNS)	subject property
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	I mile
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile
State & Tribal	Historical Landfill Site (HIST LF)	½ mile
State & Tribal	Leaking Underground Storage Tank (LUST) List	½ mile
State & Tribal	Registered Underground Storage Tank (UST) List	subject property and adjoining properties
State & Tribal	Institutional Control / Engineering Control Registries*	subject property
State & Tribal	Brownfield Sites	½ mile
State	Baseline Environmental Assessment (BEA) Sites	⅓ mile
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent

^{*} Neither the US EPA nor Michigan Tribal Governments nor the State of Michigan maintains registries of sites with Institutional Controls / Engineering Controls in the subject property area.

4.2.1 Subject Property and Occupant Listings

The EDR Report (Appendix D) does not identify the subject property or its known occupants on the referenced databases.

4.2.2 Adjoining and Nearby Sites

AKT Peerless' review of the referenced databases (including those on the orphan list) also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the EDR Report present an environmental risk to the subject property, AKT Peerless considered the following criteria:



- the type of database on which the site is identified.
- the topographic position of the identified site relative to the subject property.
- the direction and distance of the identified site from the subject property.
- local soil conditions in the subject property area.
- the known or inferred groundwater flow direction in the subject property area.
- the status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property are further evaluated by reviewing MDEQ file information. Using the referenced criteria, and based upon a review of readily available information contained within the EDR Report, AKT Peerless did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the EDR Report that were judged to present a potential environmental risk to the subject property, except for the following:

Database(s):	RCRA-SQG, FINDS, "open" LUST, registered UST	Distance:	adjoining
Name:	Ingham County Grady Porter Building / Consolidated Courthouse Building	Direction:	north
Address:	303 W. Kalamazoo Street	Elevation:	857 feet
Section References:	Refer to Sections 4.3.1 and 4.3.2 for further information.	Inferred Groundwater Flow Direction:	southeast

Ingham County Grady Porter Building was identified as a Small Quantity Generator (SQG), which includes facilities that generate between 100 and 1,000-kilograms of hazardous waster per calendar month. According to the EDR Report, no violations exist for the property. Specific data about this classification is presented in the EDR Report.

The Consolidated Courthouse Building was identified on the open LUST database, which includes a list of facilities with confirmed releases. According to the EDR Report, one confirmed release (C-1065-99) of an unknown substance was reported on January 1, 1998. The LUST investigation has not been closed.

The Consolidated Courthouse Building was identified as the owner of one gasoline UST that was removed from the ground on October 15, 1999. Specific data about this UST is presented in the EDR Report. Refer to Section 4.3.1 for more information on the UST registered to this property. Refer to Section 4.3.2 for more information regarding the LUST event identified for this property.

Database(s):	"closed" LUST, registered UST	Distance:	~787 feet
Name:	Michigan Conference of Seventh Day Adventist	Direction:	south
Address:	320 West Saint Joseph Street	Elevation:	863 feet
Section References:	Refer to Section 4.3.2 for further information.	Inferred Groundwater Flow Direction:	southeast



	Databa	ise	
Database(s):	"closed" LUST, registered UST	Distance: ~78	87 feet

Michigan Conference of Seventh Day Adventist was identified on the closed LUST database, which includes a list of facilities with confirmed releases. According to the EDR Report, one confirmed release occurred at this site on July 13, 1989. The release was closed on April 7, 1993.

Michigan Conference of Seventh Day Adventist was also identified on the registered UST database, which includes facilities that have or have had registered UST systems. According to the EDR Report, two gasoline USTs are registered to the property. The capacity of the USTs was not reported. The USTs were removed from the ground on August 27, 1989.

Database				
Database(s):	Registered UST	Distance:	~974 feet	
Name:	State Bar of Michigan	Direction:	north	
Address:	306 Townsend Street	Elevation:	856 feet	
Section References:	Refer to Section 4.3.1 for further information.	Inferred Groundwater Flow Direction:	southeast	

The State Bar of Michigan was identified as the owner of one 1,000-gallon gasoline UST that was installed on January 1, 1970 and was removed from the ground on April 28, 2000. Specific data about this UST is presented in the EDR Report.

Refer to Section 4.3.1 for additional information about this property.

Database(s):	"closed" LUST, registered UST	Distance:	~978 feet
Name:	Lansing State Journal	Direction:	east
Address:	120 East Lenawee Street	Elevation:	845 feet
Section References:	Refer to Sections 4.3.1 and 4.3.2 for further information.	Inferred Groundwater Flow Direction:	southeast

The Lansing State Journal was identified on the closed LUST database, which includes a list of facilities with confirmed releases. According to the EDR Report, one confirmed release occurred at this site on July 31, 1997. The release was closed on August 8, 1997.

The Lansing State Journal was also identified on the registered UST database, which includes facilities that have or have had registered UST systems. According to the EDR Report, one 5,000-gallon gasoline UST was installed on May 7, 1956 and was removed from the ground on July 20, 1997. Refer to Section 4.3.1 for additional information.

Database(s):	BEA, "open" LUST	Distance:	~ 997 feet
Name:	Ellis Parking	Direction:	east- northeast
Address:	414 South Washington Avenue	Elevation:	846 feet
Section References:	Refer to Section 4.3.2 for further information.	Inferred Groundwater Flow Direction:	southeast

Ellis Parking located at 414 South Washington Avenue was identified on the BEA database in the no hazardous substances category. Refer to Section 4.3.2 for more information on this property.



Database	
Database(s): BEA, "open" LUST	Distance: ~ 997 feet

Ellis Parking was also identified on the open LUST database, which includes a list of facilities with confirmed releases. According to the EDR Report, one confirmed release of gasoline occurred at this site on October 18, 2001. The LUST investigation has not been closed. Refer to Section 4.3.2 for further information about this LUST incident.

Database(s):	"open" LUST, registered UST	Distance:	~1,075 feet
Name:	Former Commerce Building	Direction:	north- northeast
Address:	300 S. Capitol Avenue	Elevation:	851 feet
Section References:	Refer to Sections 4.3.1 and 4.3.2 for further information.	Inferred Groundwater Flow Direction:	southeast

The Former Commerce Building was identified on the open LUST database, which includes a list of facilities with confirmed releases. According to the EDR Report, one confirmed release (C-0717-97) of an unknown substance was reported on August 15, 1997. The LUST investigation has not been closed.

The Former Commerce Building was identified as the owner of one gasoline UST that was removed from the ground on October 15, 1999. Specific data about this UST is presented in the EDR Report. Refer to Section 4.3.1 for more information on the UST registered to this property. Refer to Section 4.3.2 for more information regarding the LUST event identified for this property.

Database(s):	SHWS, PEAS	Distance:	~1,604 feet
Name:	GM Plant #1	Direction:	south
Address:	920 Townsend Street	Elevation:	847 feet
Section References:	Refer to Sections 4.3.2 for further information.	Known Groundwater Flow Direction:	inward*

GM Plant #1 was identified as a state hazardous waste site. Interim responses are in progress for the presence of Lead and Zinc. In addition, an incident was reported at this property on January 16, 2001. A worker reported a sheen on the water of the Grand River "from the outfall." The worker was not sure of the substance or the source. Refer to Section 4.3.2 for further information.

4.3 ENVIRONMENTAL RECORD SOURCES

4.3.1 MDEQ Waste and Hazardous Material Division (WHMD) Records

AKT Peerless contacted the MDEQ WHMD to review available records regarding waste management activities, permits, inspections, violations, and registered USTs associated with the subject property. According to Ms. Joanne Rennaker with MDEQ Lansing District Office WHMD, no records exist for the subject property. Jim Lucas with MDEQ WHMD-Storage Tank Division, reported that no records exist for the subject property and provided records for the following adjoining and nearby properties:

^{*} This property contains a groundwater extraction well system which captures groundwater from the site and maintains a hydraulic gradient toward the north-central portion of the property.



Ingham County Grady Porter Building / Consolidated Courthouse Building

303 West Kalamazoo Street

AKT Peerless identified MDEQ file information regarding one gasoline UST installed in the 1960s and last used in 1972. According to the file information, the UST was removed from the ground on October 15, 1999. A confirmed release was first discovered in 1998 and was reported on October 13, 1999 based on vapors and visual contamination of the soil. Refer to Section 4.3.2 for additional information.

State Bar of Michigan

306 Townsend Street

MDEQ file information contained a closure report form which described that "the contamination concentration was below the threshold detection levels, and there is no evidence of a confirmed release." This determination was based on the laboratory analytical results of soil obtained from two locations during the UST removal in 2000.

In AKT Peerless' opinion, this property does not represent an environmental concern to the subject property based on the following: (1) the distance of this property to the subject property, approximately 974 feet, (2) no releases have been were identified for this property, and (3) the UST has been removed from the property.

Lansing State Journal

120 East Lenawee Street

According to MDEQ file information one 5,000-gallon gasoline UST was installed at the property in 1956 and was removed from the ground in July 1997. A confirmed release was reported based upon confirmatory analytical results from beneath the pump island. Laboratory analytical results indicated the presence of toluene, ethylbenzene, and xylenes slightly above MDLs. The confirmed release was discovered on July 31, 1997.

In AKT Peerless' opinion, this property does not represent an environmental concern to the subject property based on the following: (1) anticipated groundwater flow direction in the area is to the southeast, away from the subject property, (2) the distance of this property to the subject property, approximately 978-feet, (3) the one registered UST has been removed from this property, and (4) the MDEQ granted closure for the LUST event.

Former Commerce Building

300 South Capitol Avenue

According to MDEQ file information one 2,000-gallon UST is registered to this nearby property and was closed in the ground on July 28, 1997. The contents of the UST and the installation date were not identified. When closed, the UST was filled with sand in an effort not to undermine a sidewalk and adjacent multi-story building. A confirmed release was discovered on August 15, 1997 based upon laboratory analytical results exceeding MDLs.

4.3.2 MDEQ Remediation and Redevelopment Division (RRD) Records

AKT Peerless reviewed the RRD's Perfected Lien List dated October 2, 2007 to determine if environmental cleanup liens had been filed against the subject property. According to the



Perfected Lien List, the MDEQ does not have record of environmental cleanup liens filed against the subject property.

AKT Peerless contacted the MDEQ-RRD Lansing District Office to review available records regarding environmental information or leaking USTs associated with the subject property. According to Ms. Cheryl Hoyt no records exist for the subject property. Ms. Hoyt provided records for the following adjoining and nearby properties:

<u>Ingham County Grady Porter Building / Consolidated Courthouse Building</u> 303 West Kalamazoo Street

AKT Peerless identified MDEQ file information indicating that one confirmed release was discovered on October 13, 1999 from one UST based upon vapors and visual observations. The property was used as a former gasoline station and had contained three USTs. A January 10, 2000 report prepared by SME documented their environmental oversite during construction activities. Soil beneath the northwest part of the site has been found to be impacted by gasoline which was released from USTs from a historical gasoline station. "Gasoline and motor oil from the station were apparently disposed in a drinking water well." According to the document the extent of impact the leaking USTs made upon the soils found in the northwestern part of the site in the shallow soil has been defined to the south and east. The extent of impact to the north and west has not been defined. Impacted soil was removed and disposed between October 13 and 28, 1999. The soil was selected based on analytical results of eleven additional soil samples. Additional soil was disposed on December 7, 1999. A total of approximately 4,247 cubic yards of impacted soil were excavated and disposed at a landfill. During construction, two historical hand dug wells were encountered that had not been plugged and abandoned properly. Soil and groundwater samples collected from the two wells indicated that debris in the northern well was impacted with gasoline constituents. Soil and groundwater samples from the south well indicated elevated levels of lead. TCLP analysis indicated that the lead would not leach at unacceptable levels. Both wells were excavated to remove fill, plugged and abandoned on October 28, 1999.

It is AKT Peerless opinion that this northern adjoining property represents a concern to the subject property based on the following: (1) the extent of contamination has not been completely defined, (2) the LUST investigation has not been closed, (3) its proximity to the subject property, adjoining to the north, (4) detection of various soil contaminants in historical sampling events, and (5) groundwater flow direction in the area is inferred to be in a southeasterly direction, toward the subject property.

Michigan Conference of Seventh Day Adventist

320 West Saint Joseph Street

According to MDEQ file information MacKenzie Environmental Company removed two USTs from this nearby property in July of 1989. Elevated levels of hydrocarbon vapors were encountered indicating a leak, equipment failure, or spills in the past. A confirmed release was reported on July 18, 1989. A total of approximately 1,082 cubic yards of soil were removed in July and August 1989. Laboratory analysis of soil samples collected from the excavation area on August 16, 1989 confirmed non-detectable concentrations of fuel constituents. LUST closure was granted in a letter from MDNR dated April 7, 1993.



In AKT Peerless' opinion, this property does not represent an environmental concern to the subject property based on the following: (1) anticipated groundwater flow direction in the area is to the southeast, away from the subject property, (2) the distance of this property to the subject property, approximately 787-feet, (3) the two registered USTs have been removed from this property, and (4) the MDEQ granted closure for this release.

Lansing State Journal

120 East Lenawee Street

According to MDEQ file information one 5,000-gallon UST containing unleaded gasoline was installed in 1990 and was removed from the ground on July 22, 1997. Reportedly the UST was in good condition, with no holes or pitting. A confirmed release was discovered on July 31, 1997 based on the detection of toluene, ethylbenzene, and xylene in soil at the location of the former pump island. Soil samples obtained from the UST excavation area were all below method detection limits. All soil sample results were within the Risk-Based Corrective Action Tier 1 soil leaching to groundwater closure criteria for residential properties. The release was attributed to minimal spilling/leaking from the pump island gasoline dispenser.

In AKT Peerless' opinion, this property does not represent an environmental concern to the subject property based on the following: (1) anticipated groundwater flow direction in the area is to the southeast, away from the subject property, (2) the distance of this property to the subject property, approximately 978-feet, (3) the one registered UST has been removed from this property, and (4) the MDEQ granted closure for the LUST event.

Ellis Parking

414 South Washington Avenue

Based on a confirmed release report, a release was discovered on October 18, 2001 from three 2,000-gallon gasoline USTs. The release was based on BEA analytical data which verified the impact of petroleum contamination greater than tier 1 residential cleanup criteria.

In AKT Peerless' opinion, this property does not represent an environmental concern to the subject property based on the following rationale: (1) anticipated groundwater flow direction in the area is to the southeast, away from the subject property, (2) the distance of this property to the subject property, approximately 997-feet, and (3) the three USTs have been removed from this property.

Former Commerce Building

300 South Capitol Avenue

According to MDEQ file information on July 11, 1997 an unknown UST was discovered during utility work along Capitol Avenue right-of-way. On July 27, 1997 the UST was registered with MDEQ. The UST was scheduled for removal on July 28, 1997, however, the UST was instead closed in place as not to undermine a sidewalk and nearby building. No free product was encountered. A confirmed release was reported on August 15, 1997 based on analytical results received that day at levels exceeding method detection limits. The levels of contamination were below Part 213 tier 1 residential criteria. A March 16, 1998 letter from MDEQ described that review of sampling at the property does not meet the recommended sampling approach



suggested by MDEQ-USTD. A minimum of six samples are suggested. As a result, Snell Environmental conducted additional sampling (four hand augers) to a depth of eight feet to the north, south and west of the UST. AKT Peerless did not locate results of the additional soil sampling.

In AKT Peerless' opinion, this property does not represent an environmental concern to the subject property based on the following rationale: (1) anticipated groundwater flow direction in the area is to the southeast, away from the subject property, (2) the distance of this property to the subject property, approximately 1,075-feet, and (3) the UST encountered at the property was properly registered and closed in place.

GM Plant #1

920 Townsend Street

Numerous confirmed releases have been reported for this nearby property. As a result, a groundwater extraction well and treatment system, free product recovery systems, and a long-term monitoring plan have been initiated at this property. The groundwater extraction well system, consisting of three extraction wells, captures impacted groundwater from the site by maintaining a hydraulic gradient beneath the site. Two extraction wells continuously pump impacted groundwater at a total pumping rate of approximately 200 gallons per minute to an activated carbon treatment system. There are four locations where free product have been discovered. Currently, free product is being recovered (actively and passively). Free product recovery status reports are submitted to the MDEQ on a quarterly basis. The long-term monitoring plan consists of semi-annual monitoring for a specified list of volatile organic compounds and dissolved metals. Groundwater samples are collected from 17 wells for analytical monitoring and 27 monitoring wells, four extraction wells, and one piezometer are used for water level monitoring.

Groundwater flow in the upper shaly sandstone unit and basal sandstone aquifer is controlled on site by the groundwater extraction system. The pumping of these extraction wells causes a radial groundwater flow pattern that is inward toward the north-central portion of the site.

During the April 2004 semi-annual sampling the only VOCs were detected in the monitoring well network above the Industrial Drinking Water (IDW) and Residential Drinking Water (RDW) RBSLs. Lead and zinc concentrations are caused by the corrosion of the galvanized riser well construction materials as determined in a May 1998 study. The monitoring wells that exhibited anomalous VOC detections were resampled with analytical results of non-detect for the VOCs in question.

In AKT Peerless' opinion, this property does not represent an environmental concern to the subject property based on the following rationale: (1) groundwater flow at this nearby property is inward and would prevent groundwater contamination from migrating toward the subject property, (2) the distance of this property to the subject property, approximately 1,604-feet, and (3) VOCs were not detected in groundwater when resampled during the April 2004 semi-annual sampling event, and (4) the presence of lead and zinc in groundwater was attributed to well construction materials.



4.4 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.4.1 Local Health Department

The Ingham County Health Department indicated that they do not have records pertaining to the subject property.

4.4.2 Local Fire Department

The City of Lansing Fire Department records for the subject property indicate in several fire safety inspection reports that boiler rooms, mechanical rooms, electrical panel rooms, and stairwells were used for the storage of combustible materials.

4.4.3 Water & Sewage Utility Provider

The Lansing Board of Water and Light (LBWL) provides potable water to the subject property. According to a representative of the LBWL, municipal water services have been provided to the subject since the construction of the subject building in 1950. AKT Peerless was unable to determine if former structures on the subject property utilized municipal water services and/or water wells.

The City of Lansing Public Works Department's sanitary waste is ultimately received for processing by the City of Lansing's Waste Water Treatment Plant located at 1625 Sunset Avenue. Sanitary sewage utilities were available to the subject property beginning in approximately 1906. AKT Peerless observed four storm drains on the subject property. A municipal storm sewage system has been available to the subject property since 1891. Since the subject property has been developed with residential structures since at least 1898, it is possible the subject property utilized septic systems and/or out houses prior to the connection of sanitary sewer. Out houses are present on historical fire insurance maps. Refer to Section 4.5.2 and Appendix F for fire insurance maps.

4.4.4 Natural Gas Provider

Consumer's Energy has provided natural gas to the subject property since at least 1977. Since the subject property was developed with the existing building in 1950, and with residential structures since at least 1898, it is possible that the subject building and/or former structures on the subject property utilized an alternative heating source (i.e. coal, fuel oil, wood, etc.) prior to the connection of natural gas.

4.4.5 <u>Electricity Provider</u>

The Lansing Board of Water and Light is the electric provider for the subject property. Electric service was provided from January 31, 1951 to March 31, 2007. Electric service is currently not provided to the subject property. LBWL also reported that "We have records of four LBWL transformers at the site at 301 W. Lenawee. They are transformer numbers: 13971, 13781, 13782, and 13783. We also have records of two oil filled circuit breakers, tested in 1985. There is also a record of an oil filled switch: S#9976992, tested in 1984. All of the oil in these devices tested at less than 50 parts per million PCB and can therefore be treated as non-PCB oil."



4.4.6 Previous Environmental Reports

AKT Peerless was not provided with copies of reports that document previous investigations or assessments of the subject property with the exception of the following reports provided by Mr. Julien Darden of Elle Enterprises, Inc:

Phase I Environmental Site Audit

A Phase I Environmental Site Audit dated January 1991 was prepared for YMCA of Lansing by Snell Environmental Group, Inc. Snell Environmental Group's audit concluded other than a concern regarding asbestos, no further environmental investigation was recommended for the subject property. The report described a substantial amount of asbestos containing material in the insulation, on the steam and hot and cold water lines, on the air handlers, the heat exchanger, some wall insulation, and in the green and brown floor tiles.

Report of Asbestos Evaluation

A Report of Asbestos Evaluation dated February 1991 was prepared for YMCA of Central Lansing by Snell Environmental Group, Inc. The Report of Asbestos Evaluation concludes that there is a "small amount" of asbestos containing material found within the subject building and all friable asbestos containing materials should be removed prior to renovation and demolition.

Transaction Screen

A Transaction Screen dated March 25, 1999 was prepared for Mr. Tony Fragale of YMCA of Lansing by PM Environmental, Inc. The Transaction Screen was performed for a vacant lot located at 319 West Lenawee Street, City of Lansing, Michigan. This property is now a portion of the subject property located west of the subject building. The transaction screen indicated that the structure on the property was demolished and fill material was brought onto the subject property in approximately 1998. This fill material originated from a gravel pit not known to contain contamination. According to the Transaction Screen, no demolition debris from the former structure remains at the subject property.

These reports documenting previous investigations or assessments of the subject property are included in Appendix F.

4.5 HISTORICAL USE INFORMATION

The objective of reviewing historical sources is to: (1) develop a history of previous uses or specific occupancies of the subject property, (2) identify those uses or specific occupancies that are likely to have led to potential environmental concerns at the subject property, and to the extent identifiable, at adjoining properties, and (3) identify obvious uses of the subject property from the present, back to the property's *obvious* first developed use, or back to 1940, whichever is earlier.

Historical Summary – Subject Property

The following table summarizes the general development and use of the subject property, as identified by AKT Peerless:



Time Period	Improvements	Use	Owner / Occupant	Data Source(s)
1898	eight residences, five detached buildings, and one building labeled carpenter	residential	various	fire insurance maps
1899- 1906	eight residences, four detached buildings, and one outhouse	residential	various	fire insurance maps
1907- 1913	nine residences, one detached building, one building labeled carpenter and machine shop, and one outhouse	residential	various	fire insurance maps city directories
1914- 1941	not determined	residential	S. Frances Moores, Nellie Freeman Stewart, and Carl C. Randall and wife	previous environmental reports city directories aerial photographs
1942- 1949	not determined	residential	various including Ransom Fidelity Co / R.E. Olds Company	previous environmental reports city directories
1950- 1952	YMCA building, six residences, three detached buildings, and one outhouse	residential and recreational	various including Young Men's Christian Association	fire insurance maps interviews aerial photographs
1953	YMCA building, five residences three detached buildings, one office, and one outhouse	residential and recreational	various including Young Men's Christian Association	fire insurance maps interviews
1954 - 1966	YMCA building with an addition, two residences, two detached buildings, one office, one residence/office with a parking lot, and one outhouse	residential and recreational	various including Young Men's Christian Association	fire insurance maps interviews city directories aerial photographs
1967 - 1990	YMCA building with an addition, one office, one residence/office with a parking lot, two detached buildings, and one outhouse.	residential and recreational	various including Young Men's Christian Association	fire insurance maps municipal records interviews city directories aerial photographs
1991- 1997	YMCA building, and one residence/office	residential and recreational (residential portion of	various including Young Men's	fire department records



Time Period	Improvements	Use	Owner / Occupant	Data Source(s)
		YMCA building closed)	Christian Association	interviews city directories aerial photographs
1998 - 2002	YMCA building	recreational	Young Men's Christian Association	municipal records interviews city directories
2003 – present	vacant YMCA building	none apparent	Young Men's Christian Association	municipal records city directories interviews reconnaissance city directories

The subject property was developed with residences and offices beginning in at lease 1898. In 1950 the YMCA residential and recreational building was constructed. Between 1950 and 1997 the remaining houses on the subject property were demolished. The residential portion of the subject building was vacated on November 1, 1991. The recreational portion of the subject building was vacated in 2003 and the building has been vacant since that time.

Historical Summary – Adjoining Properties

North

The adjoining property located north of the subject property, beyond West Lenawee Street was developed with approximately ten residential structures and stores from at least 1898 until 1953. A small carpenter building existed in 1898. A filling station existed on the northwestern portion of the property from approximately 1939 to 1970. A large Auto Owners Insurance Company building was constructed in 1950. Currently, the property contains the Grady Porter Building of Ingham County Offices.

Northeast

The adjoining property to the northeast has contained a City of Lansing owned park since at least 1898. Currently, the property is used as a Park.

East

This adjoining property to the east, beyond Townsend Street, was occupied by residential structures beginning in at least 1989. In 1920, the Porter Building was constructed. The building has been used for apartments, hotel, café, beauty shop, dining, and cocktail lounge. In 1939 the Auto Club of Lansing occupied the basement of the building. Business offices existed within the building in 1974-75. A nursery school existed within the building in 1965 to 1970. Currently, this adjoining property and building contain The Porter Apartment Building and parking lot.

South

The adjoining properties to the south have contained residences and offices since at least 1898. A dental office existed at the eastern-most of the southern adjoining properties from 1955 to



present. The western-most of the southern adjoining properties is currently a paved parking lot.

Southwest

The adjoining property to the southwest has been developed with a residence since at least 1898. Currently a residential structure exists on the property.

West

The adjoining property located to the west of the subject property beyond South Walnut Street has contained residential structures since at least 1898. Beginning in approximately 1966 the western portion of the property was used for parking. The residences on the property were demolished in the 1970s. This adjoining property is currently owned by the Lansing School District and is used as a parking lot.

Northwest

The adjoining property located to the northwest of the subject property has contained residential structures since at least 1898. In 1966 an office building was constructed on the property. Currently, one office building exists on the property and the remainder of the property is used for parking.

4.5.1 Aerial Photographs

AKT Peerless obtained aerial photographs for the subject property from EDR. AKT Peerless' observations noted during the review of these photographs are summarized in the following table. Photocopies of select aerial photographs are presented as Appendix E.

Photo Dates	Observations	Potential Environmental Concerns
1938	The subject property is shown containing residential structures.	none observed
1950 1955 1963 1970	The subject property is shown containing one large building located on the northeast portion of the subject property, residential structures, driving areas, and parking areas.	none observed
1981	The subject property is shown containing one large building located on the northeast portion of the subject property, one residential structure on the northern portion of the subject property, driving areas, and parking areas.	none observed
1991 1995	The subject property is shown containing one large building located on the northeast portion of the subject property (with an addition to the southern portion of the building), one residential structure on the northern portion of the subject property, driving areas, and parking areas.	none observed

AKT Peerless' review of historical aerial photographs of the adjoining properties is summarized in the following table:



Photo Dates	Potential Environmental Concerns
1938	
1950	
1955	No obvious evidence or indications of recognized environmental conditions or other potential
1963	environmental concerns were noted with respect to the adjoining properties during AKT Peerless'
1970	review of the referenced aerial photographs, aside from the fact that a filling station existed on the
1981	northwestern portion of the northern adjoining property in aerial photographs taken in 1955 and 1963.
1991	
1995	

4.5.2 Fire Insurance Maps

AKT Peerless obtained fire insurance maps for the subject property from EDR. AKT Peerless' observations noted during the review of these maps are summarized in the following table. Photocopies of the referenced maps are presented in Appendix F.

Map Dates	Observations	Potential Environmental Concerns
1892	The subject property is not shown on map	n/a
1898	The subject property is shown containing nine residences and six detached buildings. One of the detached buildings is labeled carpenter.	none observed
1906	The subject property is shown containing eight residences, one outhouse, and four detached buildings.	none observed
1913	The subject property is shown containing nine residences, one outhouse, one detached garage, one building labeled carpentry and one machine shop.	machine shop
1951	The subject property is shown containing a YMCA with two vent pipes, six residences (two with attached garages), three detached garages, and one outhouse.	two vent pipes
1953	The subject property is shown containing a YMCA with two vent pipes, one office, five residences (two with attached garages), three detached garages, and one outhouse.	two vent pipes
1966	The subject property is shown containing a YMCA with an addition and two vent pipes, one office, two residences (one with an attached garage), one structure used as a residence and office, a parking area, two detached garages and an outhouse.	two vent pipes
1972	The subject property is shown containing a YMCA with an addition and two vent pipes, one office, one structure used as a residence and office, a parking area, two detached garages and an outhouse.	two vent pipes

AKT Peerless' review of historical fire insurance maps of the adjoining properties is summarized in the following table:



Map Dates	Potential Environmental Concerns
1892	
1898	
1906	No obvious evidence or indications of recognized environmental conditions or other potential
1913	environmental concerns were noted with respect to the adjoining properties during AKT Peerless'
1951	review of the referenced maps, aside from the fact that the adjoining property to the north contained
1953	three USTs in 1951, 1953, and 1966.
1966	
1972	

4.5.3 City Directories

City Directories from various years between 1912 and 2007 were reviewed at the Library of Michigan located in Lansing, Michigan. The purpose of this review was to determine the past occupancy of the subject property. Information obtained from the reviewed directories is summarized in the following table:

Dates	SUBJECT PROPERTY OCCUPANTS									
	Townsend Street		West Lenawee Street				South Walnut Street			
	500	520	301	319	323	327	507	513	515	523
1912	residential	Dr. H. Martin Herron	NL*	residential	residential	residential	residential	residential	residential	residential
1919	residential	Dr. H. Martin Herron	NL	Dr. Claude Russell	residential	residential	vacant	NL	NL	residential
1926	residential	Dr. H. Martin Herron	NL	Dr. Claude Russell	residential	residential	residential	vacant	residential	residential
1933-34	vacant	Dr. H. Martin Herron	NL	Dr. Claude Russell	residential	residential	residential	vacant	vacant	residential
1939	residential	Dr. H. Martin Herron	NL	residential	residential duplex	NL	residential	NL	residential	residential
1945	vacant	residential	NL	residential	residential	NL	residential	NL	residential	residential
1949-50	under construction	residential	NL	dentist office	residential	residential	residential	NL	NL	residential
1955	NL	Communic ation Workers of America district office	YMCA	dentist office	residential	residential	residential	NL	NL	residential



Dates	SUBJECT PROPERTY OCCUPANTS									
	Townser	nd Street	West Lenawee Street			South Walnut Street				
	500	520	301	319	323	327	507	513	515	523
1961	NL	Communic ation Workers of America district office	YMCA	residential	YMCA parking	residential	YMCA office	NL	NL	residential
1965	YMCA	YMCA	YMCA	Michigan State Association of Supvrs.	YMCA parking	NL	YMCA parking	NL	NL	residential
1970	NL	YMCA	YMCA	: A conciption	YMCA parking	NL	NL	NL	NL	NL
1974-75 1980	NL	YMCA	YMCA	Michigan Association of Counties	NL	NL	NL	NL	NL	NL
1985 1990 1995 200 2004	NL	NL	YMCA	NL	NL	NL	NL	NL	NL	NL
2007	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL

^{*} NL = address not listed

An address that is not listed typically indicates that (1) the property was vacant at that time, (2) a potential building was unoccupied at that time, (3) a previously existing address was different than the current address, (4) the building was not represented in the directory because of a "lag time" between building the structure and compiling the list, or (5) occupant information was not available for inclusion into the directory.

AKT Peerless also reviewed city directories for select adjoining properties to determine their past occupancy. No obvious environmental concerns associated with historical occupants of the adjoining properties were noted, except for a gasoline service station located on the northern adjoining property at 327 W. Kalamazoo Street from at least 1939 to 1970.

4.5.4 Assessing Department Records

AKT Peerless reviewed tax assessment records on the subject property at the City of Lansing Assessing Department. The following table summarizes features or items of potential environmental concern, if any, that were noted during the record review.

Environmental Issue	Comments
Storage Tanks	none identified
Asbestos-Containing Materials	none identified
PCB Materials	none identified
On-site Well/Septic System	none identified



Environmental Issue	Comments
Disposal Facilities/Fill Material (e.g., lagoons, pits, landfills, etc.)	none identified

No additional information that could indicate potential environmental concerns at the subject property was found in the records. Copies of information obtained from the City of Lansing Assessing Department are included in Appendix F.

4.5.5 **Building Department Records**

AKT reviewed building records for the subject property at the City of Lansing Building Department. AKT Peerless' review did not identify potential environmental concerns associated with the subject property.

5.0 INTERVIEWS

AKT Peerless provided questionnaires to the subject property owner and key site manager, and as available, conducted interviews.

5.1 INTERVIEW WITH SUBJECT PROPERTY OWNER

AKT Peerless interviewed Mr. Tony Fragale, Lansing YMCA president and CEO, regarding knowledge of the subject property and provided an owner questionnaire. No information was reported that would be considered material to identifying recognized environmental conditions in connection with the subject property. Mr. Fragale confirmed the presence of general cleaning and maintenance products stored within the subject building. However, he reported that most objects within the building have been removed.

5.2 INTERVIEW WITH KEY SITE MANAGER

Mr. Tony Fragale manages the subject property. Refer to the preceding section for interview details.

5.3 INTERVIEW WITH SUBJECT PROPERTY OCCUPANT(S)

No interviews with subject property occupants were completed during the course of this ESA because the subject building has been vacant since January 2003. The residential portions of the subject building have been vacant since approximately 1988.

5.4 INTERVIEW(S) WITH OTHERS

AKT Peerless interviewed Mr. Julien Darden and provided a questionnaire. Interview and questionnaire details were discussed in Section 2.0.



6.0 SUBJECT PROPERTY RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

The subject property reconnaissance consisted of visual and physical observations of the subject property. AKT Peerless visually and/or physically observed the periphery of the subject property. In addition, AKT Peerless observed the subject property from all adjacent public thoroughfares. AKT Peerless viewed the subject property following a grid pattern designed to cover representative portions of the unimproved areas.

Ms. Melissa Robishaw of AKT Peerless conducted the subject property reconnaissance on November 14, 2007. Mr. Julien Darden, Elle Enterprises LLC, accompanied Ms. Robishaw during the reconnaissance. AKT Peerless encountered the following project specific facts or conditions that limited our ability to access the subject property:

- Visual observations of the subject building's interior were limited by the absence of electric lighting.
- AKT Peerless did not enter the subject building's sub-basement or residential floors 3, 5, and 6 due to health and safety concerns.

6.2 GENERAL SUBJECT PROPERTY SETTING AND OPERATIONS

The subject property consists of a large, residential/recreational building, paved parking areas and driveways, and landscaped areas. In general, the subject property is higher than the adjoining property to the east and is level with the adjoining properties to the north, south, and west. AKT Peerless did not observe operations at the subject property, which has been vacant since January 2003.

6.3 OBSERVATIONS

6.3.1 Hazardous Substances and Petroleum Products

AKT Peerless did not observe hazardous substances or petroleum products at the subject property, except for in the basement of the subject building and in one 55-gallon drum located west of the subject building. In the basement of the subject building, AKT Peerless observed approximately 150 1-gallon containers of paint, approximately 30 5-gallon containers of paint, a 5-gallon container of Freon, a 5-gallon container of joint compound, a 55-gallon drum labeled "Aqua Consulting Services – BT2120," approximately 15 1-gallon containers containing various substances, including sealer, floor cleaner, approximately 8 1-quart containers of general cleaning substances, and approximately 20 containers of various pool chemicals. In addition, AKT Peerless observed other cans/bottles of various maintenance/custodial chemicals. These substances were observed in containers containing less than one-gallon. If not intended for the future use at the property, AKT Peerless recommends proper disposal of these materials.

6.3.2 Hazardous and Non-Hazardous Waste

AKT Peerless did not observe hazardous or non-hazardous waste at the subject property.



6.3.3 **Storage Tanks**

AKT Peerless did not observe evidence of current or former UST systems (e.g., vent pipes, fill ports, dispensing pumps, patched pavement, etc.) at the subject property.

AKT Peerless did not observe evidence of current or former AST systems (e.g., stands, secondary containments, etc.) at the subject property.

6.3.4 <u>Unidentified Substances/Containers</u>

AKT Peerless did not observe evidence of unidentified substances or other suspect containers on the subject property, except for the following:

Material	Use / Location	Quantity	Observations
not determined	none apparent / basement	(2) 5-gallon	container not labeled, no leaking observed
not determined	none apparent / basement	(1) 20-gallon	container not labeled, no leaking observed
not determined	none apparent / west of subject building	(1) 55-gallon	container not labeled, no leaking observed
not determined	none apparent / basement	(3) 5-gallon	container not labeled, dark staining observed nearby

In addition, AKT Peerless observed a refrigerated air dryer (model E10A) with a tube going to a 1-gallon container containing a green substance. The green substance appeared to be leaking from the container/tube system. AKT Peerless recommends proper disposal of these materials.

6.3.5 Potential PCB Containing Equipment

AKT Peerless inspected the subject property for the presence of liquid-cooled electrical units such as transformers and large capacitors. Such units are notable since they may be potential sources of PCBs (polychlorinated biphenyls). AKT Peerless did not observe suspect PCB-containing equipment at the subject property, except for the following:

Source Description	Source Location	Responsibility	Observations
fluorescent light fixtures	subject building interior	subject property owner	no evidence of a release
three pole-mounted transformers	northeastern portion of property and southern property boundary	LBWL	no evidence of a release
hydraulic-powered elevators	subject building interior	subject property owner	no evidence of a release

Fluorescent light ballasts manufactured before 1980 may contain PCBs. These ballasts are considered small capacitors under the Toxic Substances Control Act (TSCA). An inspection of these fluorescent light ballasts for evidence of PCB content was beyond the scope of this assessment. However, no obvious evidence of leaking units was noted. Given the subject building's date of construction (1950), it is AKT Peerless' opinion that these fixtures may



contain PCBs.

AKT Peerless observed three pole-mounted transformers near the northeastern and southern property boundaries. Transformers on the subject property and within the subject building were discussed in Section 4.4.5. In the event of a release incident, LBWL will repair the damaged or leaking electrical unit(s), and return the quality of the affected soil and groundwater, if any, to its pre-release condition. AKT Peerless did not observe evidence or indication of oil stains, leaks, or spills near the transformers.

AKT Peerless observed one hydraulic-powered passenger elevator in the western part of the subject building. According to historic fire insurance maps, two elevators exist within the subject building. AKT Peerless did not note obvious evidence of a release from the elevator system. Given the subject building's date of construction (1950), it is AKT Peerless' opinion that the elevators' hydraulic fluids may contain PCBs.

6.3.6 Interior Staining / Corrosion

AKT Peerless did not observe evidence of interior staining or corrosion, except for a few large dark stains on the floor of the basement of the subject building. Floor drains were not observed near the interior staining.

6.3.7 **Drains and Sumps**

AKT Peerless did not observe drains or sumps in the subject building. However, the absence of electric light in the subject building at the time of reconnaissance may have limited AKT Peerless' opportunity to identify and observe drains and/or sumps.

6.3.8 Discharge Features

Storm water that falls upon the subject property appears to percolate directly into the ground or is directed to a storm water catch basin. AKT Peerless observed four storm water catch basins on the subject property.

6.3.9 Pits, Ponds, and Lagoons

AKT Peerless did not observe evidence of pits, ponds, or lagoons, or evidence thereof, at the subject property.

6.3.10 Solid Waste Dumping / Landfills

AKT Peerless did not observe evidence of solid waste dumping or landfills at the subject property.

6.3.11 Stained Soil, Stressed Vegetation, Stressed/Stained Pavement

AKT Peerless did not observe any evidence of stained soil, stressed vegetation, stressed pavement, or stained pavement at the subject property, except for cracked pavement throughout the parking area. The cracked pavement appeared to be caused by normal aging and wear. In addition, AKT Peerless observed a few patched areas of pavement. The patching appeared to be made to repair damaged paved areas.



6.3.12 Well and Septic Systems

AKT Peerless did not observe physical evidence or indication of wells or septic systems at the subject property.

6.3.13 Other Observations

AKT Peerless did not observe evidence of other potential environmental concerns at the subject property.

6.4 NON-ASTM SCOPE CONSIDERATIONS

AKT Peerless did not evaluate any other potential environmental conditions (i.e., further areas of possible business/environmental concern and/or liability) that are outside the scope of ASTM Standard Practice E 1527-05. Examples of such potential environmental conditions that were beyond the scope of this Phase I ESA include asbestos-containing materials (ACMs), cultural and historic resources, ecological resources, endangered species, health and safety, high-voltage power lines, indoor air quality, industrial hygiene, lead-based paints (LBPs), lead in drinking water, moisture intrusion/suspect mold growth, noise pollution, radon, regulatory compliance/non-compliance and/or wetlands.

AKT Peerless advises users of this document who wish to obtain an evaluation of the subject property relative to any of the aforementioned non-ASTM issues to engage the services of a qualified environmental professional.

7.0 <u>CONCLUSIONS AND RECOMMENDATIONS</u>

7.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

We have performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 and AAI 40 CFR Part 312. Any exceptions to, or deletions from, this practice are described in Section 8 and Appendix A of this report. This assessment has revealed no evidence of RECs in connection with the subject property, except for the following:

- 1. As described in Section 4.5.2, a machine shop was observed on the subject property on a 1913 fire insurance map. Hazardous substances and petroleum products may have been used in connection with this machine shop. Potential concerns associated with this historical use of the subject property include the potential for introduction of petroleum products and/or hazardous substances to the subject property via spills, releases and/or poor material handling/disposal practices.
- 2. As described in Sections 6.3.1 and 6.3.4, hazardous substances and petroleum products, as well as unidentified substances and containers exist on the subject property, especially within the basement of the subject building. AKT Peerless observed substances in unlabeled containers and evidence of leaking on the floor of the basement of the subject building. Due to the lack of electric lighting, AKT Peerless may not have had the opportunity to observe



floor drains within the subject building.

3. As described in Sections 4.3.1 and 4.3.2, the adjoining property to the north was used as a gasoline station between 1939 and 1970 and had contained three USTs. One confirmed release was discovered on October 13, 1999. Impacted soil was removed from the property in October 1999. According to a January 10, 2000 report prepared by SME the extent of impact the leaking USTs made upon the soils found in the northwestern part of the site in the shallow soil has been defined to the south and east. The extent of impact to the north and west has not been defined. Soil and groundwater collected from two historical hand dug wells indicated that debris in the northern well was impacted with gasoline constituents. Soil and groundwater samples from the south well indicated elevated levels of lead.

It is AKT Peerless opinion that this northern adjoining property represents a concern to the subject property based on the following: (1) the extent of contamination has not been completely defined, (2) the LUST investigation has not been closed, (3) its proximity to the subject property, adjoining to the north, (4) detection of various soil contaminants in historical sampling events, and (5) groundwater flow direction in the area is inferred to be in a southeasterly direction, toward the subject property.

Because RECs were identified during the performance of the Phase I ESA, further investigation and/or assessment is warranted in order to determine the nature, extent, magnitude, and materiality of the RECs associated with the subject property.

7.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

AKT Peerless did not identify HRECs in connection with the subject property.

7.3 AREAS OF POTENTIAL CONCERN AND SIGNIFICANT DATA GAPS

AKT Peerless did not identify other areas of potential concern in connection with the subject property during the course of this ESA, except for the following:

- As discussed in Section 6.3.5, based on the age of the subject building, fluorescent light ballasts noted during the site inspection may contain PCBs. It is AKT Peerless' opinion these fixtures represent a minimal environmental risk to the subject property. However, upon replacement of the fixtures during future renovations, the ballasts should be evaluated and, if PCB-containing, handled in accordance with applicable regulations.
- AKT Peerless was unable to determine if former structures on the subject property utilized water wells and/or septic systems.
- As discussed in Section 4.4.4, natural gas was provided to the subject building beginning in at least 1977. Also, fire insurance maps from the years 1951, 1953, 1966, and 1972 depicted two vent pipes located on the subject building. The vent pipes may have been used for fuel oil storage tanks. The subject property has been developed with residential structures since at least 1898. It is possible that the subject building and/or former structures on the subject property utilized an alternative heating source (i.e. coal, fuel oil, wood, etc.) prior to the connection of natural gas.
- As discussed in Section 6.3.5, based on the age of the subject building, hydraulic-powered



elevators identified during the course of this ESA may contain PCBs. Upon future renovations and/or demolition, the hydraulic fluid should be evaluated and, if PCB-containing, handled in accordance with applicable regulations.

• As described in Section 4.4.5, a Phase I Environmental Site Audit was performed for the subject property. The audit reported a concern regarding asbestos containing materials within the subject building. The report described a substantial amount of asbestos containing material in the insulation, on the steam and hot and cold water lines, the air handlers, the heat exchanger, some wall insulation, and in the green and brown floor tiles.

AKT Peerless did not identify evidence of an adverse environmental effect upon the subject property in connection with the areas of potential concern listed above. Nevertheless, it is AKT Peerless' opinion that a potential exists for PCB containing light ballasts, an abandoned water well and or septic system, heating oil container, PCB containing transformers, PCB containing hydraulic-powered elevators, and/or asbestos containing materials to be present at the subject property.

Consequently, AKT Peerless recommends that such items, if identified or encountered during future development activities, be decommissioned, removed, and/or disposed in accordance with applicable federal, state, and local regulations. Additional action beyond that recommended above may be warranted if evidence of actual or historical heating oil USTs is identified at the subject property in the future.

AKT Peerless did not identify or encounter any instances of <u>significant</u> data gaps during the course of this ESA.

8.0 <u>DEVIATIONS</u>

AKT Peerless did not deviate from ASTM Standard Practice E 1527-05 when performing this Phase I ESA (i.e., no components of that practice were deleted, and no additions to it were made).



9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our knowledge and professional belief, we meet the definition of environmental professional as defined in ASTM E-1527-05 and §312.10 of 40 CFR 312 or conducted this inquiry under the supervision or responsible charge of, an environmental professional. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in ASTM E-1527-05 and 40 CFR Part 312.

Melissa A. Robishaw

Environmental Consultant

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QUALIFICATIONS



Professional Environmental Services

PROFESSIONAL PROFILE

DAVID A. VAN HAAREN

Regional Manager-Mid Michigan/Senior Associate Environmental Compliance and Assessment Services

EDUCATION

Bachelor of Science: Industrial and Environmental Health Management/ Hazardous Waste Management, 1994 Ferris State University, Big Rapids, Michigan

PROFESSIONAL EXPERIENCE

Regional Manager-Mid Michigan/Senior Associate
AKT Peerless Environmental Services

Vice President of Operations
Peerless Environmental Services, Inc.

AREA OF EXPERTISE

- (1) Brownfield redevelopment
- (2) Management of federal and state environmental grant programs
- (3) Coordination and technical oversight of environmental assessments/investigations
- (4) Design and implementation of "due care" strategies for a brownfield sites
- (5) Cost estimating and proposal preparation
- (6) Liaison with regulatory agencies

Mr. Van Haaren has fourteen (14) years experience in environmental assessments, brownfield redevelopment project management, federal and state environmental grant program implementation, management and implementation of brownfield financial incentives, environmental response activities, corrective action and regulatory compliance management.

Mr. Van Haaren has managed hundreds of investigations at commercial and industrial properties to evaluate the presence and extent of environmental impact. Information obtained during these investigations is typically used to evaluate environmental risk and determine appropriate response activities necessary to allow for the intended use of a property in a manner that protects public health and safety.

SUMMARY OF SELECTED PROJECTS

- (1) Technical advisor for a Brownfield Redevelopment Authority under a U.S. EPA Brownfields Cleanup Revolving Loan Fund (BCRLF). The BCRLF was designed to test loan fund models and facilitate coordinated public and private cleanup efforts on brownfield properties.
- (2) Acted as senior project manager and technical advisor for several communities with U.S. EPA brownfield assessment grants. The primary objective of each brownfield grant was to perform brownfield inventories, conduct Phase I and Phase II environmental site assessments (ESAs), baseline environmental site assessments (BEAs) and EPA quality assurance project plans (QAPPs). Responsibilities also included acting as a liaison between brownfield communities, U.S. EPA project managers, and stakeholders, project budget tracking, quarterly reporting and participation in environmental subcommittees.
- (3) Senior project manager for the investigation, cleanup and redevelopment of a 25-acre former industrial site. Responsibilities included management and oversight of a comprehensive hydrogeological investigation, soil remediation and the development/implementation of brownfield incentives, including \$2.2 million in brownfield tax increment financing and the use of a tax revenue bond. Redevelopment included 180 owner-occupied, single-family housing and condominium units.
- (4) Senior project manager for the investigation, cleanup and redevelopment of a 37-acre former dumpsite. Investigation activities included a geophysical survey, soil borings and excavation of test pits, soil and groundwater assessment, waste characterization, and an assessment of fill depths and methane. Responsibilities also included the development and implementation of brownfield incentives, including \$1.2 million in brownfield tax increment financing.
- (5) Project manager and environmental consultant for the investigation, cleanup and redevelopment of a 22-acre former industrial site located along the Saginaw River in Bay City, Michigan. Responsibilities included management and oversight of a comprehensive hydrogeological investigation, BEA activities and cleanup of an abandoned underground storage tank and several areas of environmental impact. Responsibilities also included serving as technical advisor to a local environmental subcommittee for the project and liaison to the City, MDEQ, MDNR, and the developer. Redevelopment included 66 residential condominiums and a riverfront riparian park.
- (6) Performed project management and technical oversight of Phase I, Phase II and BEA activities at a 100-year old, seven-city block former manufacturing facility located in the City of Saginaw. The site had previously housed over 30 businesses ranging from a chemical manufacturer to a dry cleaning firm. Contaminants discovered during site investigation activities included PCBs, extensive petroleum contamination and metals. Project activities included utilizing MDEQ grant money to conduct site investigations. Also assisted in the development plans to allow for the placement of new manufacturing plant on the impacted site and qualify the new owner for an exemption from liability for pre-existing contamination.

CERTIFICATIONS AND SPECIALIZED TRAINING

ASTM International Risk-Based Corrective Action Training, October 2003

OSHA 29 CFR 1910.120 - Forty and Eight Hour Refresher HAZWOPER Training

OSHA 29 CFR 1910.120 - Eight Hour HAZWOPER Site Supervisor Training

Title V, Michigan Renewable Operating Permit Training for Consultants - MDEQ

Asbestos Awareness Training

Cardiopulmonary Resuscitation (CPR) and Standard First Aid Training Certification

PROFESSIONAL AFFILIATIONS

Member

Lansing Regional Chamber of Commerce

Member

Regional Economic Development (RED) Team

Member

National Association of Environmental Professionals

Member

ASTM Committee E50 on Environmental Assessment



Professional Environmental Services

PROFESSIONAL PROFILE

MELISSA A. ROBISHAW

Environmental Consultant Environmental Compliance and Assessment Services

EDUCATION

Bachelor of Science: Applied Biology, 2004 Ferris State University, Big Rapids, Michigan

PROFESSIONAL EXPERIENCE

Environmental Consultant, 2005 - Present AKT Peerless Environmental Services

AREA OF EXPERTISE

- (1) Conducting interim response actions
- (2) Preparation of reports
- (3) Compiling laboratory analytical data
- (4) Conducting field inspections
- (5) Assisting in budget preparation
- (6) Management of subcontractors
- (7) Training subcontractors
- (8) Data management
- (9) Experience in building and property inspections related to identifying Recognized Environmental Conditions.

SUMMARY OF SELECTED PROJECTS

1. Ms. Robishaw was a project coordinator for conducting interim response activities on behalf of a Fortune 500 chemical manufacturer at over 950 residential sites affected or believed to be affected by historical contaminants deposited on the properties as a result of flooding.

SUMMARY OF SELECTED PROJECTS (continued)

The project involved development and implementation of procedures including:

- (a) Contacting homeowners and securing access to conduct interim response activities
- (b) Training and managing subcontractors conducting activities
- (c) Managing and training internal project personnel
- (d) Interfacing with the Michigan Department of Environmental Quality
- (e) Conducting follow-up inspections
- (f) Operations and maintenance to ensure the integrity of the interim response actions
- (g) Conducting response activities following flood events
- 2. Performed Phase I ESAs (including project management, site reconnaissance, regulatory and historical records investigations, and report completion) for financial institutions, manufacturing facilities, real estate developers, and property managers. Properties included industrial, commercial, and residential sites.
- 3. Performed Phase I ESAs for real estate developers in accordance with ASTM E 1527 and Michigan State Housing Development Authority (MSHDA) Environmental Review Requirements. Additional MSHDA requirements included review of potential asbestos containing materials, lead-based paint, formaldehyde insulation, 100-year flood plains, wetlands, and HUD noise analyses.

OTHER TRAINING AND EDUCATION

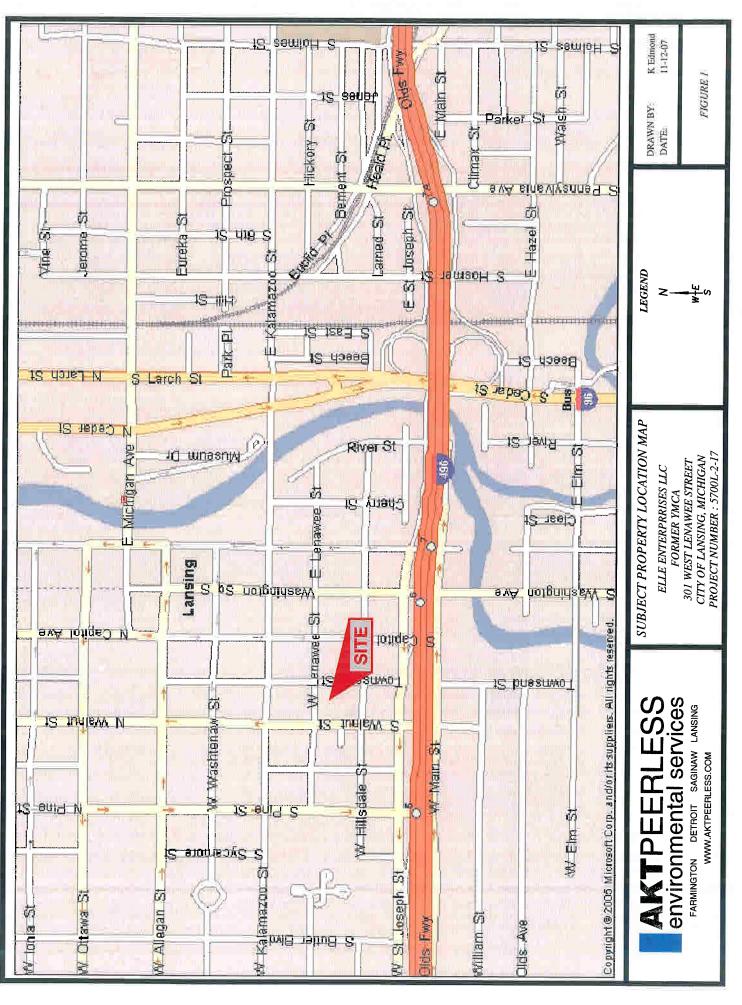
OSHA 29 CFR 1910.120 Forty (40) Hour Hazardous Waste Operations and Emergency Response with yearly 8-hour refresher courses

AHERA Asbestos Inspector Course

Introduction to ArcGIS, Michigan State University

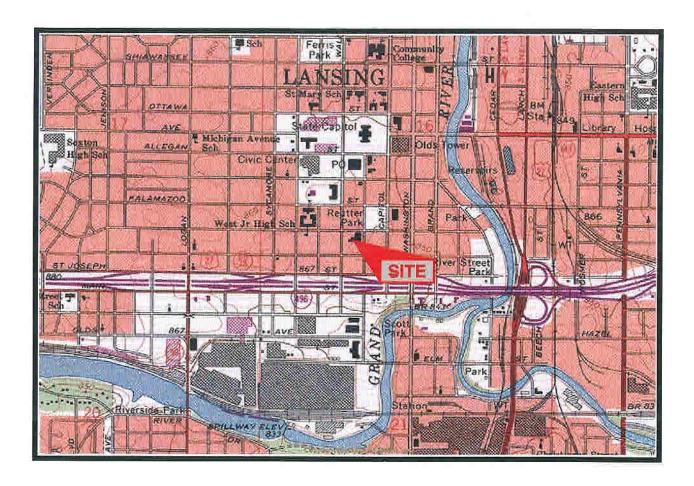


FIGURES



LANSING SOUTH QUADRANGLE

MICHIGAN - INGHAM COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.4 N. - R.2 W.

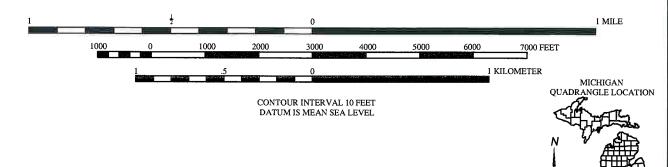


IMAGE TAKEN FROM 1965 U.S.G.S. TOPOGRAPHIC MAP PHOTOREVISED 1973

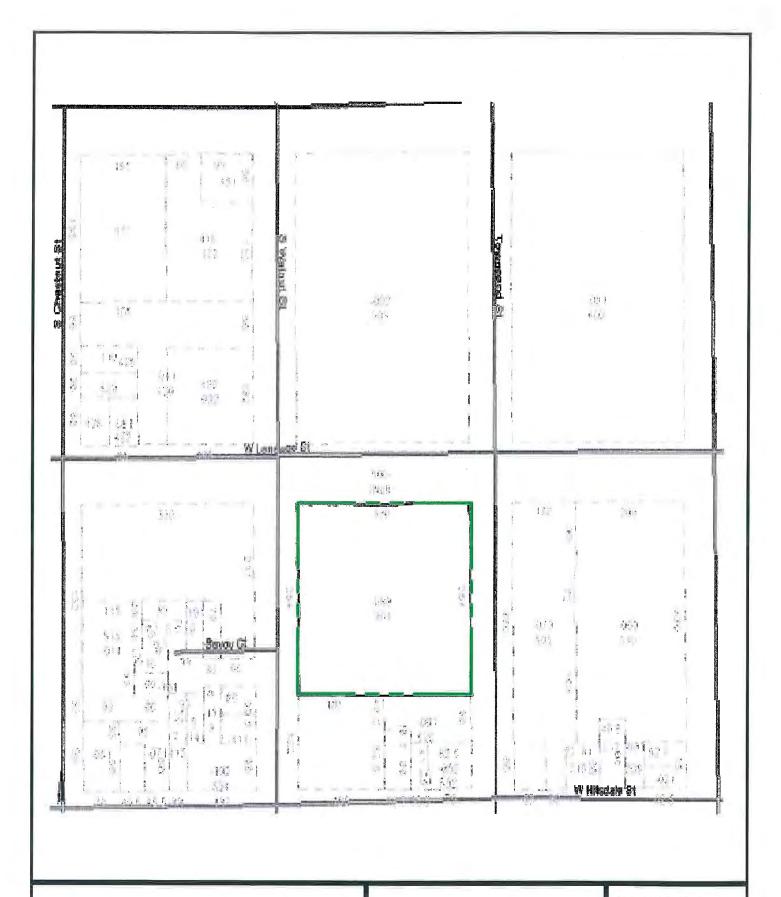


FARMINGTON DETROIT SAGINAW LANSING WWW.AKTPEERLESS.COM

TOPOGRAPHIC LOCATION MAP

ELLE ENTERPRISES LLC FORMER YMCA 301 WEST LENAWEE STREET CITY OF LANSING, MICHIGAN PROJECT NUMBER: 5700L-2-17 DRAWN BY K Edmond DATE: 11-12-07

FIGURE 2



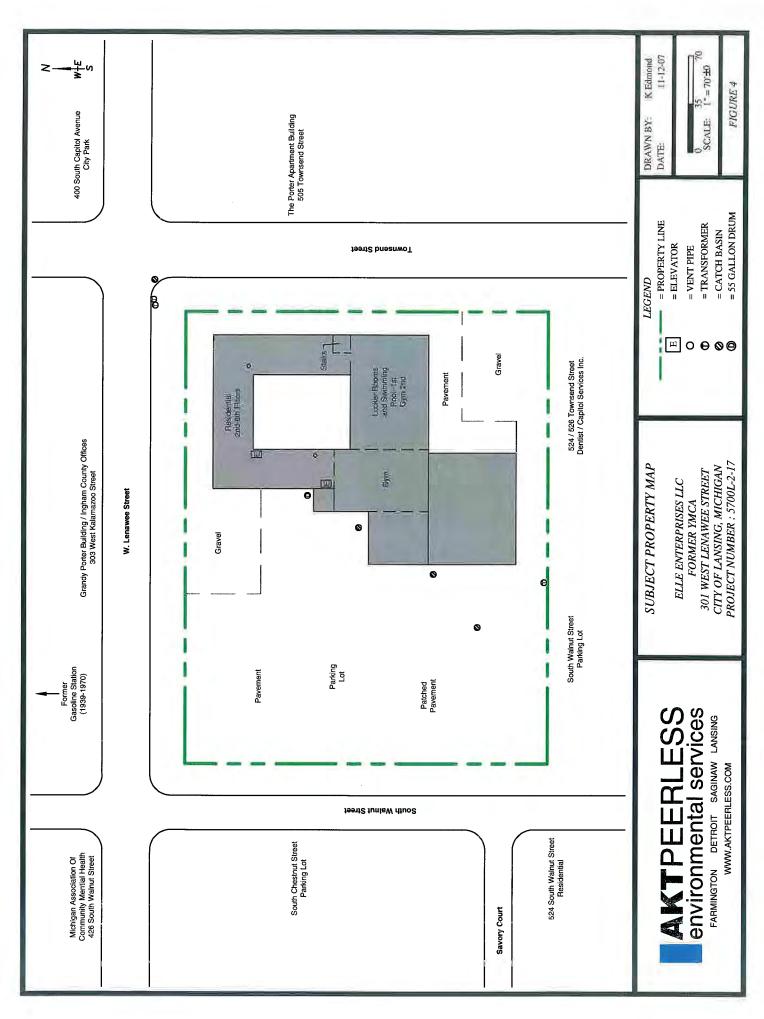


FARMINGTON DETROIT SAGINAW LANSING WWW.AKTPEERLESS.COM

PARCEL MAP

ELLE ENTERPRISES LLC FORMER YMCA 301 WEST LENAWEE STREET CITY OF LANSING, MICHIGAN PROJECT NUMBER: 5700L-2-17 DRAWN BY: K Edmond DATE: 11-12-07

FIGURE 3





APPENDIX A GENERAL LIMITATIONS AND EXCEPTIONS



General Limitations and Exceptions

Subject to the proposal, scope-of-services, and the related terms and conditions referenced in Section 1.0 of this Phase I ESA, AKT Peerless accepts responsibility for the competent performance of its duties in executing the assignment and preparing reports in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages.

Although AKT Peerless believes that the findings, opinions, and recommendations contained herein are reliable and appropriate, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive, or that the information obtained from any data sources is complete or accurate.

Along with the inherent limitations set forth in various sections of ASTM Standard Practice E 1527-05, the accuracy and completeness of this report may be limited by the following facts or conditions:

- Due to the poor scale of the historical aerial photographs, the presence or absence of small features (e.g., individual drums, fuel dispensers) could not be discerned reliably.
- AKT Peerless made reasonable efforts to determine if USTs or related equipment (collectively referred to as UST systems) are or have been present at the subject property. AKT Peerless defines reasonable efforts as obtaining and evaluating information from visual observations of unobstructed areas and from the secondary sources cited in this report. AKT Peerless recognizes, and suggests users of this assessment acknowledge, that the accuracy of our conclusions relative to the on-site presence or use of UST systems may be directly affected by the presence of physical obstructions at the time of the reconnaissance, or affected by our receipt and evaluation of incorrect information.
- AKT Peerless' evaluation of soil and groundwater features at and near the subject property was based only on published maps and other readily available information. AKT Peerless used this information to assess soil types and groundwater flow directions to determine if conditions at any nearby sites present an environmental threat to the subject property.
- Unless specifically noted otherwise, invasive investigation of any kind has not been performed during this Phase I ESA, nor has observation under floors, above ceilings, behind walls, within the surface and subsurface soil, within groundwater, within confined spaces, roof tops, or inaccessible areas been performed.
- AKT Peerless did not conduct sampling or analysis of air, soil, groundwater, surface water, or building materials as part of this Phase I ESA, unless specifically noted otherwise.
- This Phase I ESA did not include a physical inspection of the adjoining properties, which AKT Peerless observed from the subject property and from readily accessible public rightsof-way.
- AKT Peerless typically does not review historical or environmental information about nearby sites in detail unless known activities or events at a nearby site appear to present an environmental threat to the subject property.
- AKT Peerless' scope of services did not include conducting a review of property title



documentation. AKT Peerless requested property title documentation and environmental cleanup liens from the Client, but was not provided this information, unless specifically noted otherwise. However, as described in this report, AKT Peerless made reasonable attempts to determine if the State Environmental Agency maintains documentation regarding environmental liens recorded against the subject property.

- This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, that may be associated with the subject property.
- This Phase I ESA did not include any investigation or evaluation of issues not specifically related to petroleum products or hazardous substances as defined in CERCLA (i.e., other areas of potential business environmental risk such as radon, lead in drinking water, etc.).
- The information and opinions contained in the report are given in light of this assignment. The report must be reviewed and relied upon only in conjunction with the terms and conditions expressly agreed-upon by the parties and as limited therein.
- Although AKT Peerless believes the results contained in herein are reliable, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive, or that the information provided by the Client, third parties, or the secondary information sources cited in this report is complete or accurate.
- AKT Peerless is not in a position to provide an opinion regarding the Fair Market Value of the subject property. Therefore, a comparison of the purchase price of the subject property to other similar real estate transactions was not conducted during this assessment.
- Nothing in this report constitutes a legal opinion or legal advice. For information regarding
 individual or organizational liability, AKT Peerless recommends consultation with
 independent legal counsel.
- AKT Peerless relied upon specific or common knowledge of the Client, or information provided to the Client, to identify environmental liens, institutional controls, activity use limitations, or property valuation issues. As possible within the time frame and cost of this project, AKT Peerless looked for any obvious environmental information regarding these issues made readily available during the course of this ESA.
- The information and opinions presented in this report are for the exclusive use of the Client. No distribution to or reliance by other parties may occur without the express written permission of AKT Peerless. AKT Peerless will not distribute this report without written consent from the Client, or as required by law or by a Court order.
- Any third parties to whom the right to rely on the contents of this report have been granted by AKT Peerless, which is explicitly required prior to any third-party release, expressly agrees to be bound by the original terms and conditions entered into by AKT Peerless and the Client.



APPENDIX B LEGAL DESCRIPTION

Parcel Number: 33-01-01-16-379-08	3	Jurisdiction: CITY (OF LANSING	County:		INGHAM/EATON			Printed on	11/19/2007
Grantor	(5)	Grantee	Sale Price	Sale Date	Inst	Terms of	Sale	Liber &Page	Verifie by	ed Prent Trans
MICH ASSOC OF COMM MENTAL H	YMCA		58,100	04/01/1999	QM	CASH/CONV-NOT	OT USED	L2748/P567	M NICHOLS	0.0
		This is a second of the second				- the state of the		The state of the s		
301 M IRNDWER ST		Class: EXEMPT -	REAL ZO	Zoning:	Buí1	Building Permit(s	(8)	Date	Number	Amount
W LEINAW	ļ	School: LANSING			DEMOLITION	TION		11/16/1998	D980089	
YMCA WILL S INGILES AUGLESS	0	P.R.E. 08	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ALTERATIONS	TIONS		10/20/1997	B971349	7,400
301 W LENAWEE ST		MAP #: B -0147 -	-0001							
			2008 Est TCV	V Tentative						
Legal Description—	0140 F11 VC	X Improved	Vacant - La	Land Value Esti	mates 1	Estimates for Land Table M225.M225-DOWNTOWN-MISC	le M225.M22	5-DOWNTOWN-M	ISC	
	^ 1	Public Improvemen	t s	Description Rate Table SF #	Frontage #8: 6.50	Depth 871	ctors * t Depth qFt			Value 526,640
08/01 - RITIDING IN FAIR TO AVERGE	S	7; t				2.00 Tot	Total Acres	Total Est.	Land Value =	526,64
T 4 4 4	SANGE 13 IS THIS T THE TAXES		W ST.	Work Description for Permit D980089, STRUCTURES Work Description for Permit B971349,	n for I	Permit D980089, Permit B971349,	Issued	11/16/1998: 10/20/1997:	11/16/1998: COMMERCIAL AND ALL OTHER 10/20/1997: BARRIER FREE RAMP/DOOR	ALL OTHER
		X Sewer X Electric X Gas								
			; ities Jtils.							
		Topography of Site	ohy e							
		×								
		Fond Waterfront Ravine	Year	r Land Value	Bu	Building A	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2008	3 EXEMPT		EXEMPT	EXEMPT			EXEMPT
			What 2007	EXEMPT		EXEMPT	EXEMPT			EXEMPT
The Equalizer. Copyright (c) 1 Licensed to: City of Lansing, I	1999 - 2000. Ingham County	001	2008 LEG 2006 INSPECTE							
	7		2005							
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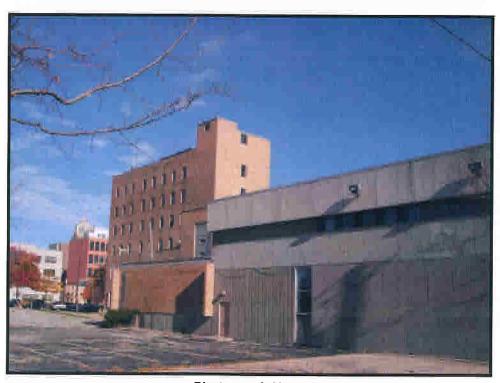
^{***}Information herein deemed reliable but not guaranteed***



APPENDIX C RECONNAISSANCE PHOTOGRAPHS



Photograph No. 1
View of subject property – facing southwest



Photograph No. 2 View of subject property – facing northeast



Former YMCA

Elle Enterprises, Inc. 301 West Lenawee Street City of Lansing, Michigan



Photograph No. 3 View of unlabeled 55-gallon drum facing east



Photograph No. 4
View of two pole-mounted transformers



Former YMCA

Elle Enterprises, Inc. 301 West Lenawee Street City of Lansing, Michigan

Project Number: 5700L-2-17



Photograph No. 5
View of basement of subject building – chemical storage



Photograph No. 6
View of basement of subject building – chemical storage



Former YMCA

Elle Enterprises, Inc. 301 West Lenawee Street City of Lansing, Michigan



Photograph No. 7
View of basement of subject building – Freon container



Photograph No. 8
View of basement of subject building – pool chemicals

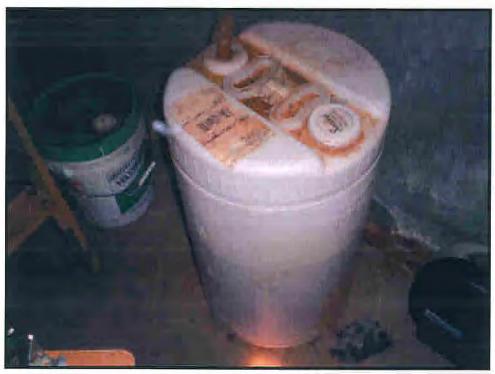


Former YMCA

Elle Enterprises, inc. 301 West Lenawee Street City of Lansing, Michigan



Photograph No. 9
View of basement of subject building – green substance with leaking and staining



Photograph No. 10
View basement – 55-gallon drum labeled "Aqua Consulting Services – BT2120"



Former YMCA
Elle Enterprises, Inc.
301 West Lenawee Street
City of Lansing, Michigan



Photograph No. 11

View of eastern adjoining property – Porter Apartment Building



Photograph No. 12 View of western adjoining property – parking lot



Former YMCA
Elle Enterprises, Inc.
301 West Lenawee Street
City of Lansing, Michigan



APPENDIX D

STANDARD ENVIRONMENTAL RECORD DATABASE REPORT



The EDR Radius Map with GeoCheck®

Former YMCA 301 W. Lenawee St. Lansing, MI 48933

Inquiry Number: 2069190.2s

November 02, 2007

The Standard in Environmental Risk Information

440 Wheelers Farms Road Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050 Fax: 1-800-231-6802 Internet: www.edrnet.com

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GEOCHECK ADDENDUM	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary.	A-2
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

301 W. LENAWEE ST. LANSING, MI 48933

COORDINATES

Latitude (North): 42.728600 - 42° 43' 43.0" Longitude (West): 84.555600 - 84° 33' 20.2"

Universal Tranverse Mercator: Zone 16 UTM X (Meters): 700124.2 UTM Y (Meters): 4733360.0

Elevation: 859 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 42084-F5 LANSING SOUTH, MI

Most Recent Revision: 1973

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

CORRACTS...... Corrective Action Report

ERNS..... Emergency Response Notification System

HMIRS______ Hazardous Materials Information Reporting System **US ENG CONTROLS**_____ Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls DOD...... Department of Defense Sites

CONSENT...... Superfund (CERCLA) Consent Decrees

ROD..... Records Of Decision UMTRA..... Uranium Mill Tailings Sites ODI_____ Open Dump Inventory

TRIS...... Toxic Chemical Release Inventory System

TSCA..... Toxic Substances Control Act

FTTS......FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide

Act)/TSCA (Toxic Substances Control Act)

SSTS...... Section 7 Tracking Systems

LUCIS.....Land Use Control Information System

DOT OPS..... Incident and Accident Data

Integrated Compliance Information System

DEBRIS REGION 9...... Torres Martinez Reservation Illegal Dump Site Locations HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing

US CDL..... Clandestine Drug Labs RADINFO...... Radiation Information Database LIENS 2 CERCLA Lien Information PADS..... PCB Activity Database System MLTS..... Material Licensing Tracking System

MINES..... Mines Master Index File

FINDS..... Facility Index System/Facility Registry System

STATE AND LOCAL RECORDS

SWF/LF..... Solid Waste Facilities Database HIST LF..... Inactive Solid Waste Facilities

LIENS Lien List

AST..... Aboveground Tanks

PEAS Pollution Emergency Alerting System
DRYCLEANERS Drycleaning Establishments CDL...... Clandestine Drug Lab Listing NPDES.....List of Active NPDES Permits AIRS_____ Permit and Emissions Inventory Data

TRIBAL RECORDS

INDIAN RESERV.....Indian Reservations

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

INDIAN UST...... Underground Storage Tanks on Indian Land

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in bold italics are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/13/2006 has revealed that there are 10 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
MICHIGAN CATHOLIC CONFERENCE	510 S CAPITOL	0 - 1/8 E	1	6
MI DEPT/TRANSPORTATION BRIDGE	I-496 UNDER WALNUT ST	1/8 - 1/4 SSW	12	14
MI DEPT/TRANSPORTATION BRIDGE	I-496 UNDER CAPITOL AVE	1/8 - 1/4SSE	13	14
Lower Elevation	Address	Dist / Dir	Map ID	Page
COUNTY OF INGHAM GRADY PORTER	303 W KALAMAZOO ST	0 - 1/8 N	A2	6
EMES VAC SERVICES LLC	427 SOUTH CAPITOL AVE	0 - 1/8 NE	4	8
MMA SERVICE CORPORATION	620 SOUTH CAPITOL AVENU	1/8 - 1/4 SE	5	8
PAPER IMAGE INC	426 S WASHINGTON	1/8 - 1/4 ENE	B7	10
LANSING STATE JOURNAL	120 E LENAWEE ST	1/8 - 1/4 E	9	11
MI DEPT/TRANSPORTATION BRIDGE	I-496 UNDER WASHINGTON	1/8 - 1/4 SE	17	18
SOUTH WASHINGTON INVESTMENT CO	313 S WASHINGTON SQUARE	1/8 - 1/4 NE	18	18

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2006 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
DELTA PROPERTIES		1/2 - 1 SE	47	40

US BROWNFIELDS: The EPA's listing of Brownfields properites addressed by Cooperative Agreement Recipients and Brownfields properties addressed by Targeted Brownfields Assessments

A review of the US BROWNFIELDS list, as provided by EDR, and dated 06/20/2007 has revealed that there are 3 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
FORMER YWCA-BOJI DEVELOPMENT	217 TOWNSEND ST.	1/4 - 1/2 N		19
ELLIS PARKING RAMP-BOJI DEVELO	205 W. ALLEGAN STREET	1/4 - 1/2 NNE		23
TRIANGLE PROPERTY	307 E. KALAMAZOO	1/4 - 1/2 ENE		29

STATE AND LOCAL RECORDS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Quality's' Contaminated Sites List on Diskette With Address.

A review of the SHWS list, as provided by EDR, and dated 08/17/2007 has revealed that there are 11 SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
334 SOUTH BUTLER BLVD. Facility Status: Inactive - no actions taken to add	334 SOUTH BUTLER BLVD. dress contamination	1/4 - 1/2 WNV	N F36	35
MUNICIPAL WELL LANSING NO 50 2 Facility Status: Interim Response in progress	750 S. PENNSYLVANIA	1/2 - 1 E	48	40
MUNICIPAL WELL LANSING NO 30-0 Facility Status: Interim Response in progress	1016 HEALD PL.	1/2 - 1 E	49	41
Lower Elevation	Address	Dist / Dir	Map ID	Page
GM PLANT #1 Facility Status: Interim Response in progress	920 TOWNSEND	1/4 - 1/2S	28	27
LANSING CENTER EAST CONSTRUCTI Facility Status: Interim Response conducted - N	333 E MICHIGAN AVE to further activities anticipated	1/4 - 1/2NE	E33	32
MUNICIPAL WELL LANSING NO 45 0 Facility Status: Interim Response in progress	500 S CEDAR ST (??)	1/2 - 1 E	40	37
BWL-DYE WATER CONDITIONING PLN Facility Status: Interim Response in progress	149 S. CEDAR	1/2 - 1 NE	41	37
MUNICIPAL WELL LANSING NO 25 2 Facility Status: Interim Response in progress	115 S CEDAR	1/2 - 1 NE	42	38
LANSING BRDWATER&LIGHT-ECKERTS Facility Status: Deleted - available documentation		1/2 - 1 S	43	38
CITY OF LANSING/O&M DIV COMPLE Facility Status: Interim Response in progress	601 EAST SOUTH STREET	1/2 - 1 SE	45	39
MUNICIPAL WELL LANSING NO 25 1 Facility Status: Evaluation in progress	512 N CEDAR ST	1/2 - 1 NNE	46	39

DEL SHWS: Sites that have been delisted or deleted from the List of Contaminated Sites. The available documentation for the site does support it's listing or the site no longer meets criteria specified in rules.

A review of the DEL SHWS list, as provided by EDR, and dated 08/23/2007 has revealed that there are 2 DEL SHWS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
LANSING BRDWATER&LIGHT-ECKERTS	601 ISLAND AVENUE	1/2 - 1 S	43	38
HENRY'S CARB & ELEC SERVICE	401 NORTH LARCH STREET	1/2 - 1 NE	44	38

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank (LUST) Database.

A review of the LUST list, as provided by EDR, and dated 10/15/2007 has revealed that there are 14 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
MICH CONF OF SEVENTH DAY ADVEN Facility Status: Closed	320 W SAINT JOSEPH ST	1/8 - 1/4 S	6	8
CAPITAL COMMONS SENIOR FACILIT Facility Status: Closed	500 S PINE ST	1/8 - 1/4 W	16	17
NRT PROPERTY Facility Status: Open	600 W SAINT JOSEPH	1/4 - 1/2WSW	/ 22	20
RUSSELL CLEANERS Facility Status: Open	334 S BUTLER BLVD	1/4 - 1/2WNV	/ F35	34
Lower Elevation	Address	Dist / Dir	Map ID	Page
CONSOLIDATED COURTHOUSE BLDG Facility Status: Open	303 W KALAMAZOO	0 - 1/8 N	A3	6
LANSING STATE JOURNAL Facility Status: Closed Facility Status: Open	120 E LENAWEE ST	1/8 - 1/4 E	9	11
ELLIS PARKING Facility Status: Open	414 S WASHINGTON AVE	1/8 - 1/4 ENE	B11	13
FORMER COMMERCE BLDG Facility Status: Open	300 S CAPITOL AVE	1/8 - 1/4NNE	14	15
ELLIS PARKING Facility Status: Open	231 S CAPITOL AVE	1/4 - 1/2 NNE	C20	19
DEMOLITION SITE Facility Status: Closed	211 E KALAMAZOO ST	1/4 - 1/2ENE	23	21
OLD LANSING BARBER COLLEGE Facility Status: Closed	315 S GRAND AVE	1/4 - 1/2 ENE	27	23
MICHIGAN AVENUE - CLEMENS Facility Status: Closed	124 W MICHIGAN	1/4 - 1/2NNE	31	29
LANSING CENTER EAST CONSTRUCTI Facility Status: Closed	333 E MICHIGAN AVE	1/4 - 1/2NE	E32	32
BOZZOS AUTO DETAILING Facility Status: Open	1100 S WASHINGTON	1/4 - 1/2SSE	G38	36

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Michigan UST database.

A review of the UST list, as provided by EDR, and dated 09/10/2007 has revealed that there are 7 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
MICH CONF OF SEVENTH DAY ADVEN	320 W SAINT JOSEPH ST	1/8 - 1/4 S	6	8

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CAPITAL COMMONS SENIOR FACILIT	500 S PINE ST	1/8 - 1/4W	16	17
Lower Elevation	Address	Dist / Dir	Map ID	Page
CONSOLIDATED COURTHOUSE BLDG	303 W KALAMAZOO	0 - 1/8 N	A3	6
STATE BAR OF MICHIGAN	306 TOWNSEND ST	1/8 - 1/4 N	8	10
LANSING STATE JOURNAL	120 E LENAWEE ST	1/8 - 1/4E	9	11
FORMER COMMERCE BLDG	300 S CAPITOL AVE	1/8 - 1/4 NNE	14	15
STATE OF MICHIGAN	515 W WASHTENAW ST	1/8 - 1/4 NNW	15	16

AUL: A listing of sites with institutional and/or engineering controls in place.

A review of the AUL list, as provided by EDR, and dated 09/20/2007 has revealed that there is 1 AUL site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
UNION FEDERAL SAVINGS BANK	2801 W GRAND RIVER	1/4 - 1/2 NNE	29	28

BROWNFIELDS: Brownfields and UST Field Site Database.

A review of the BROWNFIELDS list, as provided by EDR, and dated 08/27/2007 has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
LANSING CENTER EAST CONSTRUCTI	333 E MICHIGAN AVE	1/4 - 1/2 NE	E33	32

BEA: Baseline Environmental Assessment.

A review of the BEA list, as provided by EDR, and dated 09/13/2007 has revealed that there are 7 BEA sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page	
334 SOUTH BUTLER BOULEVARD 334 SOUTH BUTLER BLVD.	334 S. BUTLER BLVD 334 SOUTH BUTLER BLVD.	1/4 - 1/2WNW 1/4 - 1/2WNW	34 35		
Lower Elevation	Address	Dist / Dir	Map ID	Page	
414 SOUTH WASHINGTON AVENUE 231 SOUTH CAPITOL AVENUE 205 WEST ALLEGAN 205 WEST ALLEGAN Not reported	414 SOUTH WASHINGTON AV 231 SOUTH CAPITOL AVENU 205 WEST ALLEGAN 205 W. ALLEGAN 1100 SOUTH WASHINGTON A	1/8 - 1/4 ENE 1/4 - 1/2NNE 1/4 - 1/2NNE 1/4 - 1/2NNE 1/4 - 1/2SSE	C21 D24 D26	13 20 22 23 36	

EDR PROPRIETARY RECORDS

EDR Manufactured Gas Plants: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

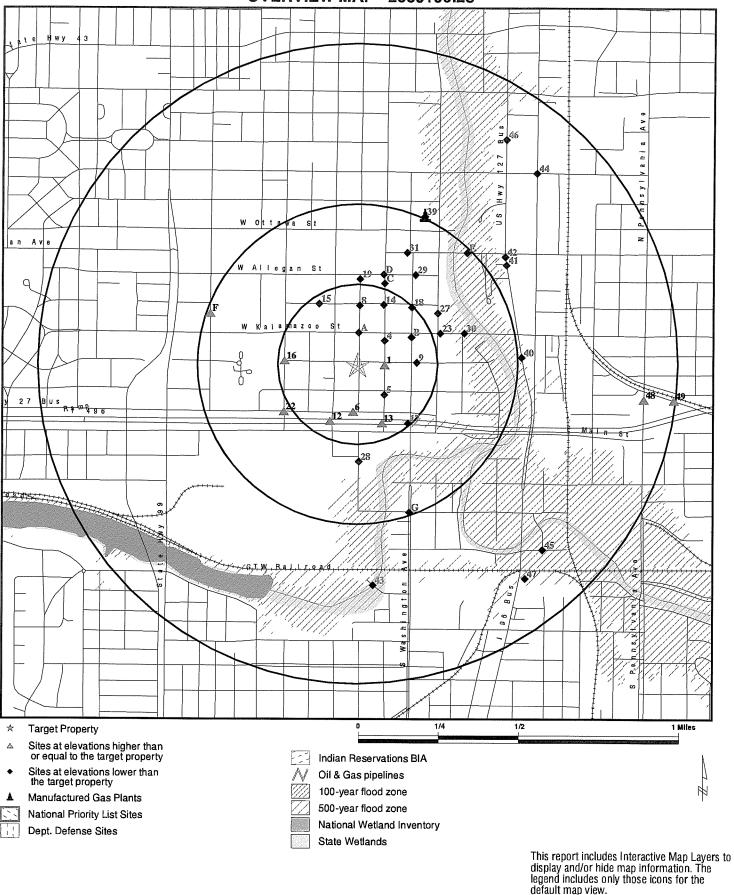
A review of the Manufactured Gas Plants list, as provided by EDR, has revealed that there is 1 Manufactured Gas Plants site within approximately 1 mile of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
LANSING GAS LIGHT CO	SEC WASHINGTON AND IONI	1/2 - 1 NNE	39	37

Due to poor or inadequate address information, the following sites were not mapped:

GRANGER LAND DEVELOPMENT CO RCRA-SQG, FINDS, RCRA-TSDF, RAATS, CORRACTS
MDPH MDCL WST DSP/CPTL AIRPORT SHWS, DEL SHWS
CAPITAL CITY AIRPRT/SOLVNT CONTM SHWS
CRAA HEATING OIL UST SHWS
CONRAIL SHWS
BROWN BROTHERS/TOTAL CONTRACTING SHWS
CITY LF PAULSON ST SHWS
CREGO PARK SHWS, CERC-NFRAP
ROGER'S ENGINE SHOP SHWS
AL SERRA FORD SHWS
APOLLO INVESTMENTS SHWS
MUNICIPAL WELL LANSING NO 10 12 SHWS
MUNICIPAL WELL LANSING NO 25 20 SHWS
MUNICIPAL WELL LANSING NO 60 10 SHWS, DEL SHWS
BW&L RIVERSIDE SLUDGE STORAGE HIST LF
FORMER TOTAL STATION BROWNFIELDS
FORMER FRANDOR SHELL - BLODGETT #231 AUL
DIMONDALE CAMPUS LUST, UST
WEST CAMPGROUNDS LUST, UST
BUZY BEE MARKET (FORMER) CITY OF LANSING LUST, UST RCRA-SQG, FINDS
CITY OF LANSING RCRA-SQG, FINDS STATE OF MICHIGAN PARKING LOT-BOJI DEVELOPMENT US BROWNFIELDS
BAKER STREET PARKING LOT BEA
PARCEL W. OF MLK BLVD. BEA
FORMER BAY/PIONEER BEA
VACANT PARCEL ON M-43 BEA
2911 S WASHINGTON STREET BEA
STATE RD AND US27 AREA DEL SHWS
RES WELL FORMER, LAKE LANSING ROAD DEL SHWS

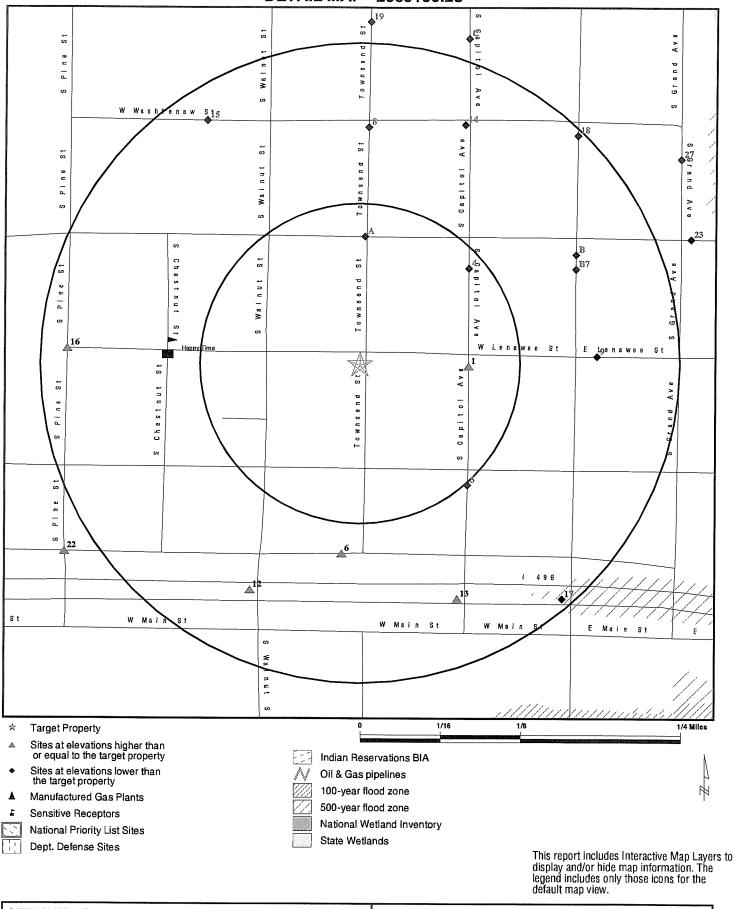
OVERVIEW MAP - 2069190.2s



SITE NAME: Former YMCA
ADDRESS: 301 W. Lenawee St.
Lansing MI 48933
LAT/LONG: 42.7286 / 84.5556

CLIENT: AKT Peerless Environmental Svc
CONTACT: Stephanie Smith
INQUIRY #: 2069190.2s
DATE: November 02, 2007 6:20 pm

DETAIL MAP - 2069190.2s



SITE NAME: Former YMCA
ADDRESS: 301 W. Lenawee St.
Lansing MI 48933
LAT/LONG: 42.7286 / 84.5556

CLIENT: AKT Peerless Environmental Svc
CONTACT: Stephanie Smith
INQUIRY#: 2069190.2s
DATE: November 02, 2007 6:20 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL RECORDS								
NPL Proposed NPL Delisted NPL NPL LIENS CERCLIS CERC-NFRAP CORRACTS RCRA TSD RCRA Lg. Quan. Gen. RCRA Sm. Quan. Gen. ERNS HMIRS US ENG CONTROLS US INST CONTROL DOD FUDS US BROWNFIELDS CONSENT ROD UMTRA ODI TRIS TSCA FTTS SSTS LUCIS DOT OPS ICIS DEBRIS REGION 9 HIST FTTS CDL RADINFO LIENS 2 PADS MLTS MINES FINDS RAATS		1.000 1.000 1.000 1.000 TP 0.500 0.500 1.000 0.250 TP TP 0.500 1.000 1.000 1.000 1.000 0.500 TP TP TP TP TP 0.500 TP TP TP 0.500 TP	000R000003RR0000000000RRRRORRORRORRRRRRRR	000R00007RR000000000RRRRORRORRKRRORR	0 0 0 R 0 0 0 0 R R R R 0 0 0 0 3 0 0 0 0	$0 \ 0 \ 0 \ RRR \ 0 \ RRRRRRRRR \ 0 \ 1 \ R \ 0 \ RRRRRRRRRR$	SCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
STATE AND LOCAL RECOR	<u>os</u>							
State Haz. Waste DEL SHWS State Landfill HIST LF LUST UST LIENS		1.000 1.000 0.500 0.500 0.500 0.250 TP	0 0 0 0 1 1 NR	0 0 0 5 6 NR	3 0 0 8 NR NR	8 2 NR NR NR NR	NR NR NR NR NR NR	11 2 0 0 14 7 0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	<u>1/2 - 1</u>	> 1	Total Plotted
AST		0.250	0	0	NR	NR	NR	0
PEAS		TP	NR	NR	NR	NR	NR	0
AUL		0.500	0	0	1	NR	NR	1
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
BROWNFIELDS		0.500	0	0	1	NR	NR	1
CDL		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
BEA		0.500	0	1	6	NR	NR	7
TRIBAL RECORDS								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
EDR PROPRIETARY RECOR	RDS							
Manufactured Gas Plants		1.000	0	0	0	1	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Distance (ft.)

Elevation Site

Database(s)

EDR ID Number EPA ID Number

MICHIGAN CATHOLIC CONFERENCE

RCRA-SQG

1007099502 MIK678179219

East 510 S CAPITOL < 1/8 LANSING, MI 48933

447 ft.

RCRAInfo:

Relative: Owner: Equal

MICHIGAN CATHOLIC CONFERENCE

EPA ID: MIK678179219

Actual: 859 ft.

Contact: NGOZI ONYEKWERE

(517) 485-9255

Small Quantity Generator Classification:

TSDF Activities: Not reported

Violation Status: No violations found

Α2 COUNTY OF INGHAM GRADY PORTER BUILDING North

RCRA-SQG 1001026016 **FINDS** MIR000003921 303 W KALAMAZOO ST LANSING, MI 48933

< 1/8 525 ft.

Site 1 of 2 in cluster A

Relative: Lower

RCRAInfo: EPA ID:

COUNTY OF INGHAM Owner:

Actual: 857 ft.

MIR000003921

JAMES APOSTOL Contact:

(517) 887-4484

Classification: Conditionally Exempt Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

corrective action activities required under RCRA.

CONSOLIDATED COURTHOUSE BLDG

North 303 W KALAMAZOO < 1/8

LANSING, MI 48854

525 ft.

Actual: 857 ft.

А3

Site 2 of 2 in cluster A

Relative: Lower

LUST:

Facility Status: Open 00040277 Facility ID:

Owner Name: Owner Address: Ingham County PO Box 319

Owner City,St,Zip: Mason, MI 48854-0319

Country: USA

Not reported Owner Contact: Owner Phone: (517) 676-7206

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U003699353

N/A

LUST

UST

Map ID MAP FINDINGS

Direction
Distance
Distance (ft.)
Elevation Site

Database(s)

EDR ID Number EPA ID Number

U003699353

CONSOLIDATED COURTHOUSE BLDG (Continued)

District: Lansing District Office

Leak Number: C-1065-99 Release Date: Jan 1 1998

Site Name: Consolidated Courthouse Bldg

Substance Released: Unknown
Closed Date: Not reported
Latitude: 42.7298110000
Longitude: -84.5557500000
Date of Collection: 01-11-2001
Accuracy: 100

Accuracy Value Unit: FEET Horizontal Data: NAD83

Source: STATE OF MICHIGAN Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

UST:

Owner Name: Ingham County
Owner Address: PO Box 319

Owner City,St,Zip: Mason, MI 48854-0319

Owner Country: USA

Owner Contact: Not reported
Owner Phone: (517) 676-7206
Facility ID: 00040277

Contact: GARY DANNEMILLER

 Contact Phone:
 (517) 887-9181

 Facility Type:
 CLOSED

 Latitude:
 42.7298110000

 Longitude:
 -84.5557500000

 Date of Collection:
 01-11-2001

 Accuracy:
 100

Accuracy Value Unit: FEET Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID:

Tank Status: Removed from Ground

Capacity: Not reported Install Date: Not reported Product: Gasoline Remove Date: Oct 15 1999 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Bare Steel Piping Type: Not reported

Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

MAP FINDINGS

Map ID Direction Distance Distance (ft.)

Elevation Site

Database(s)

RCRA-SQG

LUST

UST

EDR ID Number **EPA ID Number**

4 ΝE < 1/8 **EMES VAC SERVICES LLC** 427 SOUTH CAPITOL AVE LANSING, MI 48933

RCRA-SQG

1007096226 MIK163987662

1007100265 MIK796281335

U000254989

N/A

597 ft.

Relative: Lower

RCRAInfo:

Owner: EPA ID:

PETER LAMBROPOULOS MIK163987662

Actual: 853 ft.

Contact:

PETER LAMBROPOULOS

(517) 482-1600

Classification:

Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

SE 1/8-1/4 MMA SERVICE CORPORATION **620 SOUTH CAPITOL AVENUE**

LANSING, MI 48933

669 ft.

Relative:

RCRAInfo: Owner:

MMA SERVICE CORPORTION

EPA ID:

MIK796281335

Actual: 858 ft.

Lower

Contact:

JERRY MERIDETH

(517) 487-8540

Classification:

Conditionally Exempt Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

South

MICH CONF OF SEVENTH DAY ADVENT 320 W SAINT JOSEPH ST

1/8-1/4 LANSING, MI 48933

787 ft.

Relative: Higher

LUST:

Facility Status:

Closed 00032901

Facility ID: Actual: Owner Name:

863 ft. Owner Address: MI Conf Of 7Th Day Adventists 320 W Saint Joseph St

Owner City,St,Zip:

Lansing, MI 48933-2319

Country: Owner Contact: USA Not reported

Owner Phone:

(517) 485-2226

District:

Lansing District Office

Leak Number:

C-0342-89

Release Date:

Jul 18 1989

Site Name:

Michigan Conference Of Seventh D

Substance Released:

Not reported Apr 7 1993

Closed Date: Latitude:

42.7265230000 -84.5559840000 01-11-2001

Accuracy: Accuracy Value Unit:

Longitude: Date of Collection:

> 100 FEET

Horizontal Data:

Source:

NAD83 STATE OF MICHIGAN Map ID MAP FINDINGS

Direction Distance Distance (ft.) Elevation

EDR ID Number Database(s) EPA ID Number Site

MICH CONF OF SEVENTH DAY ADVENT (Continued)

Point Line Area: **POINT**

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

UST:

Owner Name: MI Conf Of 7Th Day Adventists Owner Address: 320 W Saint Joseph St

Lansing, MI 48933-2319 Owner City,St,Zip:

Owner Country: USA

Owner Contact: Not reported (517) 485-2226 Owner Phone: 00032901 Facility ID: Contact: **RUTH BRADFIELD**

Contact Phone: (517) 485-2226 Facility Type: CLOSED Latitude: 42.7265230000 -84.5559840000 Longitude: 01-11-2001 Date of Collection:

Accuracy: 100 Accuracy Value Unit: **FEET** Horizontal Datum: NAD83

STATE OF MICHIGAN Source:

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Address Matching-House Number Method of Collection:

Tank ID:

Tank Status: Removed from Ground

Capacity: Not reported Install Date: Not reported Product: Gasoline Remove Date: Aug 27 1989 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Unknown Piping Type: Not reported Constr Material: Unknown Impressed Device: No

MI Conf Of 7Th Day Adventists Owner Name: 320 W Saint Joseph St Owner Address: Lansing, MI 48933-2319

Owner City, St, Zip: Owner Country: USA Owner Contact: Not reported (517) 485-2226 Owner Phone: 00032901 Facility ID:

Contact: **RUTH BRADFIELD** Contact Phone: (517) 485-2226 Facility Type: CLOSED Latitude: 42.7265230000 -84.5559840000 Longitude: Date of Collection: 01-11-2001

Accuracy: 100 Accuracy Value Unit: **FEET** Horizontal Datum: NAD83

STATE OF MICHIGAN Source:

POINT Point Line Area:

Plant Entrance (Freight) Desc Category:

Address Matching-House Number Method of Collection:

U000254989

Map ID MAP FINDINGS

Direction Distance Distance (ft.)

EDR ID Number Site **EPA ID Number** Elevation Database(s)

MICH CONF OF SEVENTH DAY ADVENT (Continued)

U000254989

Tank ID:

Removed from Ground Tank Status:

Not reported Capacity: Install Date: Not reported Product: Gasoline Remove Date: Aug 27 1989 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Unknown Piping Material: Piping Type: Not reported Constr Material: Unknown Impressed Device: Nο

В7 PAPER IMAGE INC RCRA-SQG 1000210651 ENE **426 S WASHINGTON FINDS** MID982628216 LANSING, MI 48933

1/8-1/4 971 ft.

Site 1 of 3 in cluster B

Relative: RCRAInfo:

Lower

CINDY HEISTER Contact:

Actual: (517) 371-2610

846 ft. Small Quantity Generator Classification:

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE BAR OF MICHIGAN UST U003758854 306 TOWNSEND ST North N/A 1/8-1/4 LANSING, MI 48933

974 ft.

UST: Relative:

Owner Name: State Bar Of Michigan Lower 306 Townsend St Owner Address: Owner City,St,Zip: Lansing, MI 48933-2012 Actual:

856 ft. Owner Country: USA

Owner Contact: Not reported (517) 346-6300 Owner Phone: Facility ID: 00040386 Contact: **DEAN TUCKER** Contact Phone: (517) 346-6363 Facility Type: CLOSED 42.7306230000 Latitude:

Longitude: -84.5552200000 Map ID MAP FINDINGS

Direction
Distance
Distance (ft.)
Elevation Sit

Distance (ft.)

EDR ID Number
Elevation Site

Database(s) EPA ID Number

STATE BAR OF MICHIGAN (Continued)

Date of Collection: 26-07-2005
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: GPS Code Meas. Standard Positioning Service SA Off

Tank ID:

Tank Status: Removed from Ground

Capacity: 1000
Install Date: Jan 1 1970
Product: Gasoline
Remove Date: Apr 28 2000
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Bare Steel
Piping Type: Not reported

Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

9 LANSING STATE JOURNAL East 120 E LENAWEE ST 1/8-1/4 LANSING, MI 48919 978 ft. RCRA-SQG 1000382305 FINDS MIT270012834 LUST

U003758854

UST

Relative:

RCRAInfo:

Lower Owner:

Owner: GANNETT CO INC EPA ID: MIT270012834

Actual: 845 ft.

Contact:

KEN SWANSON

(517) 322-2710

Classification: Conditionally Exempt Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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corrective action activities required under RCRA.

LUST:

Facility Status: Closed Facility ID: 00014065

Owner Name: Lansing State Journal
Owner Address: 120 E Lenawee St
Owner City,St,Zip: Lansing, MI 48919-0001

Country: USA
Owner Contact: Not reported
Owner Phone: (517) 377-1088

Map ID MAP FINDINGS.

Direction Distance Distance (ft.)

Distance (ft.) EDR ID Number Elevation Site EPA ID Number Database(s) EPA ID Number

LANSING STATE JOURNAL (Continued)

District: Lansing District Office

Leak Number: C-0647-97 Release Date: Jul 31 1997

Site Name: Lansing State Journal

 Substance Released:
 Unknown

 Closed Date:
 Aug 8 1997

 Latitude:
 42.7284870000

 Longitude:
 -84.5519270000

 Date of Collection:
 01-11-2001

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Facility Status: Open Facility ID: 00014065

Owner Name: Lansing State Journal
Owner Address: 120 E Lenawee St
Owner City,St,Zip: Lansing, MI 48919-0001

Country: USA
Owner Contact: Not reported
Owner Phone: (517) 377-1088
District: Lansing District Office

Leak Number: C-0694-89 Release Date: Oct 14 1989

Site Name: Lansing State Journal

Substance Released: Not reported
Closed Date: Not reported
Latitude: 42.7284870000
Longitude: -84.5519270000
Date of Collection: 01-11-2001

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

UST:

Owner Name: Lansing State Journal
Owner Address: 120 E Lenawee St
Owner City,St,Zip: Lansing, MI 48919-0001

Owner Country: USA
Owner Contact: Not reported
Owner Phone: (517) 377-1088
Facility ID: 00014065
Contact: MR JIM BRIGGS
Contact Phone: (517) 377-1089
Facility Type: CLOSED

Facility Type: CLOSED
Latitude: 42.7284870000
Longitude: -84.5519270000
Date of Collection: 01-11-2001
Accuracy: 100
Accuracy Value Unit: FEET

NAD83

Horizontal Datum:

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1000382305

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

LANSING STATE JOURNAL (Continued)

STATE OF MICHIGAN Source:

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID:

Tank Status: Removed from Ground

Capacity: 5000 May 7 1956 Install Date: Product: Gasoline Jul 20 1997 Remove Date:

Tank Release Detection: Not reported Pipe Realease Detection: Not reported

Fiberglass reinforced plastic Piping Material: Suction: Valve at Tank Piping Type: Fiberglass Reinforced plastic Constr Material:

Impressed Device: No

B10 414 SOUTH WASHINGTON AVENUE **ENE** 414 SOUTH WASHINGTON AVENUE

LANSING, MI 48933 1/8-1/4

997 ft.

Site 2 of 3 in cluster B

Relative: Lower

BEA:

Secondary Address: Not reported Actual: BEA Number: 574 846 ft. District: Lansing

10/5/2001 12:59:00 A Date Received: Submitter Name: Accident Fund Company

> Petition Determination: No Request

Petition Disclosure: O

Category: No Hazardous Substance(s)

Determination 20107A: No Request

Reviewer: leinbaca

Division Assigned: Storage Tank Division

B11 **ELLIS PARKING** LUST S105220387 ENE 414 S WASHINGTON AVE

1/8-1/4 997 ft.

Site 3 of 3 in cluster B

LANSING, MI 99999

Relative: Lower Actual:

846 ft.

LUST: Facility Status:

Facility ID: 50005130 Owner Name: Nrt Owner Owner Address: Unknown

Unknown, MI 99999 Owner City,St,Zip:

Open

Country: USA

Owner Contact: Not reported Not reported Owner Phone:

Lansing District Office District:

Leak Number: C-1326-01 Release Date: Oct 18 2001 Site Name: Ellis Parking

Substance Released: Gasoline, Gasoline, Gasoline

TC2069190.2s Page 13

1000382305

BEA \$105254483

N/A

N/A

Map ID MAP FINDINGS Direction

Distance Distance (ft.)

EDR ID Number **EPA ID Number** Elevation Site Database(s)

ELLIS PARKING (Continued)

S105220387

1000828817

MID985658954

RCRA-SQG

FINDS

Closed Date: Not reported Latitude: 42,7297390000 -84.5528430000 Longitude: Date of Collection: 10-05-2004 Accuracy: 100 Accuracy Value Unit: FEET

Horizontal Data: NAD83 Source: STATE OF MICHIGAN

Point Line Area: **POINT**

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

MI DEPT/TRANSPORTATION BRIDGE S09-33044 12

SSW I-496 UNDER WALNUT ST 1/8-1/4 LANSING, MI 48909

1037 ft.

RCRAInfo: Relative:

Owner: MI DEPT OF TRANSPORTATION Higher EPA ID: MID985658954

Actual: Contact: JOHN LAVOY 865 ft.

(517) 347-0335

Classification:

Small Quantity Generator TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

corrective action activities required under RCRA.

MI DEPT/TRANSPORTATION BRIDGE S10-33044 RCRA-SQG 1000828818 13 SSE I-496 UNDER CAPITOL AVE **FINDS** MID985658962

1/8-1/4 LANSING, MI 48909

1052 ft.

RCRAInfo: Relative:

Owner: MICH DEPT OF TRANSPORTATION Higher

EPA ID: MID985658962 Actual:

Contact: JOHN LAVOY 861 ft. (517) 347-0335

> Small Quantity Generator Classification:

TSDF Activities: Not reported

MAP FINDINGS

Map ID Direction Distance Distance (ft.) Elevation

Site

Database(s)

LUST

UST

EDR ID Number **EPA ID Number**

MI DEPT/TRANSPORTATION BRIDGE \$10-33044 (Continued)

1000828818

U003211952

N/A

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

14 FORMER COMMERCE BLDG NNE 300 S CAPITOL AVE

1/8-1/4 LANSING, MI 48933

1075 ft.

LUST: Relative:

Facility Status: Lower

00039439 Facility ID: City of Lansing

Actual: Owner Name: 851 ft. Owner Address:

124 Michigan Ave7th Floor City Hall

Open

Owner City,St,Zip: Lansing, MI 48933 Country: USA

Owner Contact: Not reported Owner Phone: (517) 483-4455 District: Lansing District Office

Leak Number: C-0717-97 Release Date: Aug 15 1997

Lansing, City Of, Former Site Name: Substance Released: Unknown

Closed Date: Not reported 42.7311630000 Latitude: Longitude: -84.5541830000 01-11-2001 Date of Collection: Accuracy: 100

Accuracy Value Unit: **FEET** Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

UST:

Owner Name: City of Lansing

Owner Address: 124 Michigan Ave 7th Floor City Hall

Lansing, MI 48933 Owner City,St,Zip:

Owner Country: USA Owner Contact: Not reported Owner Phone: (517) 483-4455 00039439 Facility ID: Contact: ZUBAIR AHMAD Contact Phone: (517) 483-4455 CLOSED Facility Type: Latitude: 42.7311630000 -84.5541830000 Longitude: Date of Collection: 01-11-2001

MAP FINDINGS

Map ID Direction Distance Distance (ft.)

EDR ID Number Site Elevation Database(s) EPA ID Number

FORMER COMMERCE BLDG (Continued)

U003211952

100 Accuracy: Accuracy Value Unit: FEET Horizontal Datum: NAD83

Source:

STATE OF MICHIGAN POINT

Point Line Area: Desc Category:

Plant Entrance (Freight)

Method of Collection:

Address Matching-House Number

Tank ID:

No

USA

Tank Status:

Closed in Ground

20000 Capacity: Install Date: Not reported Product: Not reported Jul 28 1997 Remove Date: Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Bare Steel Piping Type: Not reported Constr Material: STEEL

NNW 1/8-1/4 1185 ft.

15

STATE OF MICHIGAN 515 W WASHTENAW ST LANSING, MI 48909

Impressed Device:

UST U000255133 N/A

Relative:

Lower

Actual: 858 ft.

UST:

Owner Name: State Of Michigan Owner Address: Owner City, St, Zip:

515 W WASHTENAW ST LANSING, MI 48909

Owner Country: Owner Contact:

Not reported Owner Phone: (517) 373-8335 Facility ID: 00014721 Contact: DALE SLEE Contact Phone: (517) 373-8335 Facility Type: CLOSED Latitude: 42.7311800000 Longitude: -84.5588190000 01-11-2001 Date of Collection:

Accuracy: 100 Accuracy Value Unit: **FEET** Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight) Address Matching-House Number

Method of Collection:

Tank ID:

Tank Status: Removed from Ground

Capacity: 1000 Mar 6 1979 Install Date: Product: Gasoline Remove Date: Jan 1 1991 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Galvanized Steel Piping Type: Not reported

Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

Map ID Direction Distance Distance (ft.) Elevation

Site

Database(s)

LUST

UST

EDR ID Number EPA ID Number

U003914288

N/A

16 West **CAPITAL COMMONS SENIOR FACILITY**

500 S PINE ST LANSING, MI 48933 1/8-1/4

1209 ft.

Relative: Higher

LUST:

Facility Status:

Closed 00041384

Actual: 860 ft.

Facility ID: Owner Name: Owner Address:

500 S Pine St Lansing, MI 48933

Owner City,St,Zip: Country:

USA Not reported

Owner Contact: Owner Phone: District:

517-482-8880 Lansing District Office C-0332-03

Leak Number: Release Date:

Aug 11 2003

Site Name: Substance Released: Capital Commons Senior Facility Diesel

Capitol Commons Senior Facility

Closed Date: Latitude: Longitude:

Jan 13 2004 42.7286110000 -84.5599720000 26-07-2005 100

Date of Collection: Accuracy: Accuracy Value Unit: Horizontal Data:

FEET NAD83

Source: Point Line Area: STATE OF MICHIGAN

Desc Category:

POINT

Method of Collection:

Plant Entrance (Freight) GPS Code Meas. Standard Positioning Service SA Off

UST:

Owner Name:

Capitol Commons Senior Facility

Owner Address: Owner City,St,Zip: 500 S Pine St Lansing, MI 48933

Owner Country:

USA

Owner Contact: Owner Phone: Facility ID: Contact:

Not reported 517-482-8880 00041384 Jeff Romig 517-482-8888

Facility Type: Latitude: Longitude: Date of Collection:

Contact Phone:

CLOSED 42.7286110000 -84.5599720000 26-07-2005 100

Accuracy: Accuracy Value Unit:

FEET NAD83

Horizontal Datum: Source:

STATE OF MICHIGAN

Point Line Area:

POINT

Desc Category:

Plant Entrance (Freight) GPS Code Meas. Standard Positioning Service SA Off

Method of Collection: Tank ID:

Tank Status:

Closed in Ground 1000

Capacity: Install Date: Product:

Remove Date:

Not reported Diesel Aug 11 2003

Tank Release Detection: Not reported Pipe Realease Detection: Not reported

Map ID Direction Distance Distance (ft.)

EDR ID Number Site EPA ID Number Elevation Database(s)

CAPITAL COMMONS SENIOR FACILITY (Continued)

U003914288

Piping Material: Piping Type:

Not reported Not reported

Constr Material:

Asphalt Coated or Bare Steel

Impressed Device:

No

MI DEPT/TRANSPORTATION BRIDGE S11-33044 17

RCRA-SQG 1000828806 FINDS MID985658848

SE I-496 UNDER WASHINGTON AVE 1/8-1/4 LANSING, MI 48909

1282 ft.

858 ft.

RCRAInfo: Relative:

Lower

Owner: MICH DEPT OF TRANSPORTATION MID985658848

EPA ID: Actual:

Contact:

JOHN LAVOY

(517) 347-0335

Small Quantity Generator Classification: TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

corrective action activities required under RCRA.

SOUTH WASHINGTON INVESTMENT COMPANY

RCRA-SQG 1007096743 313 S WASHINGTON SQUARE MIK244734380

LANSING, MI 48933 1/8-1/4

1298 ft.

18

ΝE

RCRAInfo:

Relative: Lower

SOUTH WASHINGTON INVESTMENT CO Owner: EPA ID: MIK244734380

Actual: PETER BEPLER Contact:

845 ft. (517) 371-8181

> Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

Map ID
Direction
Distance
Distance (ft.)

Distance (ft.) EDR ID Number
Elevation Site EPA ID Number

19 FORMER YWCA-BOJI DEVELOPMENT North 217 TOWNSEND ST.

US BROWNFIELDS 1006882466 N/A

LUST

S105220388

N/A

1/4-1/2 LANSING, MI

1407 ft.

Relative: US BROWNFIELDS:

Lower Recipient Name: Lansing Brownfield Redevelopment Authority

Project Name: Lansing, MI

Actual: Name: Former YWCA-Boji Development

854 ft. Parcel #: Not reported Parcel size: 0.00

Latitude: 42.732388 Longitude: -84.555312

Region: 5

HCM: Address Matching-House Number

Map scale: 100000

Point of reference: Entrance Point of a Facility or Station
Horiz. collect. method: North American Datum of 1983

ACRES property ID: 14675 Start date: / / Complete date: 9/30/2001

Accomplishment: Phase I Environmental Assessment

Ownership entity: Not reported

C20 ELLIS PARKING NNE 231 S CAPITOL AVE 1/4-1/2 LANSING, MI 99999

1410 ft.

Site 1 of 2 in cluster C

Relative: Lower

LUST:

Owner City, St, Zip: Unknown, MI 99999

Country: USA

Owner Contact: Not reported Owner Phone: Not reported

District: Lansing District Office

Leak Number: C-1327-01 Oct 18 2001 Release Date: Site Name: Ellis Parking Substance Released: Gasoline Not reported Closed Date: Latitude: 42.7321070000 Longitude: -84.5543790000 10-05-2004 Date of Collection: 100 Accuracy:

Accuracy Value Unit: FEET Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Map ID
Direction
Distance
Distance (ft.)

Distance (ft.) EDR ID Number
Elevation Site EPA ID Number

C21 231 SOUTH CAPITOL AVENUE BEA \$105254482
NNE 231 SOUTH CAPITOL AVENUE N/A

1/4-1/2 LANSING, MI 48933

1410 ft.

Site 2 of 2 in cluster C

Relative: Lower BEA:

Secondary Address: Not reported

Actual: BEA Number: 573

851 ft. District: Lansing

Date Received: 10/5/2001 12:59:00 A
Submitter Name: Accident Fund Company

Petition Determination: No Request

Petition Disclosure: 0

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: leinbaca

Division Assigned: Storage Tank Division

22 NRT PROPERTY LUST \$107812182 WSW 600 W SAINT JOSEPH N/A

1/4-1/2 LANSING, MI 99999

1443 ft.

Relative: LUST:

 Higher
 Facility Status:
 Open

 Facility ID:
 50005510

 Actual:
 Owner Name:
 Nrt Owner

 868 ft.
 Owner Address:
 Unknown

Owner City, St, Zip: Unknown, MI 99999

Country: USA
Owner Contact: Not reported
Owner Phone: Not reported

District: Lansing District Office Leak Number: C-0062-06

Release Date: Feb 7 2006
Site Name: NRT Property
Substance Released: Unknown
Closed Date: Not reported
Latitude: 42.7266670000
Longitude: -84.5602780000
Date of Collection: 16-01-2007

Accuracy: 40
Accuracy Value Unit: FEET
Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT
Desc Category: Not reported
Method of Collection: Interpolation-Map

Map ID Direction Distance Distance (ft.) Site Elevation

Database(s)

EDR ID Number **EPA ID Number**

23 ENE 1/4-1/2 **DEMOLITION SITE** 211 E KALAMAZOO ST LANSING, MI 48933

U002301414 LUST UST N/A

1457 ft.

Relative: Lower

LUST:

Facility Status: Facility ID:

Closed 00038199

Actual: 836 ft.

Owner Name:

Lansing Bldg Authority

Owner Address: Owner City,St,Zip:

119 N WASHINGTON SQAURE LANSING, MI 48933

Country:

USA Not reported

Owner Contact: Owner Phone: District:

(517) 483-4249 Lansing District Office

Leak Number: Release Date:

C-1050-94 Sep 19 1994

Site Name:

Lansing Building Authority, Demo

Substance Released: Closed Date: Latitude: Longitude: Date of Collection:

Used Oil Jul 8 1996 42.7300580000 -84.5503450000 01-11-2001 100

Accuracy: Accuracy Value Unit: Horizontal Data:

FEET NAD83

Source:

STATE OF MICHIGAN

Point Line Area:

POINT

Desc Category:

Plant Entrance (Freight)

Method of Collection:

Address Matching-House Number

UST:

Owner Name:

Lansing Bldg Authority

Owner Address: Owner City, St, Zip: 119 N WASHINGTON SQAURE LANSING, MI 48933

Owner Country: Owner Contact:

USA Not reported (517) 483-4249

Owner Phone: 00038199 Facility ID: DANIEL E DANKE Contact: (517) 483-4249 Contact Phone: CLOSED Facility Type: 42.7300580000 Latitude: -84.5503450000 Longitude: Date of Collection:

Accuracy: Accuracy Value Unit: 01-11-2001 100

Horizontal Datum:

FEET NAD83

Source:

STATE OF MICHIGAN

Point Line Area: Desc Category:

POINT Plant Entrance (Freight)

Method of Collection:

Address Matching-House Number

Tank ID:

Removed from Ground

Tank Status: Capacity:

500

Install Date: Product:

Not reported Used Oil Sep 19 1994

Remove Date: Tank Release Detection: Not reported

Pipe Realease Detection: Not reported

Map ID Direction Distance Distance (ft.) Elevation Site

Database(s)

EDR ID Number **EPA ID Number**

DEMOLITION SITE (Continued)

Piping Material:

Galvanized Steel

Piping Type: Constr Material:

Suction: No Valve At Tank Asphalt Coated or Bare Steel

Impressed Device:

Owner Name:

Lansing Bldg Authority

Owner Address:

119 N WASHINGTON SQAURE

Owner City,St,Zip:

LANSING, MI 48933

Owner Country:

USA

Owner Contact: Owner Phone:

Not reported (517) 483-4249 00038199

Facility ID: Contact:

DANIEL E DANKE

Contact Phone: Facility Type:

(517) 483-4249 CLOSED

Latitude: Longitude: 42.7300580000 -84.5503450000

Date of Collection: Accuracy:

01-11-2001 100

Accuracy Value Unit: Horizontal Datum:

FEET NAD83

STATE OF MICHIGAN

Source:

POINT

Point Line Area: Desc Category:

Plant Entrance (Freight)

Method of Collection:

Address Matching-House Number

Tank ID:

Tank Status:

Removed from Ground

Capacity:

500

Install Date: Product: Remove Date:

Not reported Used Oil Sep 19 1994 Tank Release Detection: Not reported

Pipe Realease Detection: Not reported Piping Material:

Galvanized Steel

Piping Type:

Suction: No Valve At Tank Asphalt Coated or Bare Steel

Constr Material:

Impressed Device: No

D24 NNE 1/4-1/2 1545 ft. 205 WEST ALLEGAN 205 WEST ALLEGAN LANSING, MI

Site 1 of 3 in cluster D

Relative: Lower

Secondary Address:

Not reported 607

Actual: 851 ft.

BEA Number:

Lansing

District:

Date Received: Submitter Name: 1/22/2002 12:59:00 A Boji Group of Lansing, LLC

Petition Determination: No Request

Petition Disclosure:

Category:

No Hazardous Substance(s)

Determination 20107A: No Request Reviewer:

sakowskk

Division Assigned:

Environmental Response Division

TC2069190.2s Page 22

BEA

S105254494

N/A

U002301414

Map ID MAP FINDINGS

Direction Distance Distance (ft.)

EDR ID Number Site EPA ID Number Elevation Database(s)

D25 ELLIS PARKING RAMP-BOJI DEVELOPMENT **US BROWNFIELDS** 1006882464 NNE 205 W. ALLEGAN STREET N/A

1/4-1/2 LANSING, MI 48933

1545 ft.

Site 2 of 3 in cluster D

Relative: Lower

US BROWNFIELDS:

Recipient Name: Lansing Brownfield Redevelopment Authority Actual: Project Name: Lansing, MI

851 ft. Name: Parcel #: Ellis Parking Ramp-Boji Development Not reported

2.30 Parcel size: Latitude: 42.732563 Longitude: -84.554148

Region:

НСМ: Address Matching-House Number

Map scale: 100000

Point of reference: Entrance Point of a Facility or Station Horiz. collect. method: North American Datum of 1983

ACRES property ID: 14671 11 Start date: 9/30/2001 Complete date:

Accomplishment: Phase I Environmental Assessment

Ownership entity: Not reported

D26 205 WEST ALLEGAN **BEA** S105254493 205 W. ALLEGAN NNE 1/4-1/2 LANSING, MI

1545 ft.

Site 3 of 3 in cluster D

Relative: Lower

BEA:

Secondary Address: Not reported 606

BEA Number: Actual: 851 ft. District:

Lansing 1/22/2002 12:59:00 A Date Received:

Submitter Name: City of Lansing Petition Determination: No Request

Petition Disclosure:

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: sakowskk

Division Assigned: Environmental Response Division

LUST 27 **OLD LANSING BARBER COLLEGE** U001147752 **ENE** 315 S GRAND AVE UST N/A

LANSING, MI 1/4-1/2 1568 ft.

Relative:

LUST:

Facility Status: Lower

Closed 00036300

Actual:

Facility ID: Owner Name:

The Barbers Hairstyling

837 ft. Owner Address: Owner City,St,Zip: 300 Industrial Blvd NE Minneapolis, MN 55413-2929

Country: Owner Contact:

Not reported

Owner Phone:

(612) 331-8500

TC2069190.2s Page 23

N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation Sit

Distance (ft.)

EIR ID Number

Elevation Site

EDR ID Number

Database(s) EPA ID Number

OLD LANSING BARBER COLLEGE (Continued)

District: Lansing District Office

Leak Number: C-2014-92 Release Date: Nov 10 1992

Site Name: Lansing Barber College

Substance Released: Gasoline
Closed Date: Sep 3 1993
Latitude: 42.7309540000
Longitude: -84.5505070000
Date of Collection: 01-11-2001
Accuracy: 100

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

UST:

Owner Name: The Barbers Hairstyling
Owner Address: 300 Industrial Blvd NE
Owner City,St,Zip: Minneapolis, MN 55413-2929

Owner Country: USA Owner Contact: Not reported (612) 331-8500 Owner Phone: Facility ID: 00036300 J BRENT HANSON Contact: (612) 331-8500 Contact Phone: Facility Type: CLOSED 42.7309540000 Latitude: Longitude: -84.5505070000

Date of Collection: 01-11-2001
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID:

Tank Status: Removed from Ground

Capacity: 2000
Install Date: Not reported
Product: Gasoline
Remove Date: Dec 1 1992
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Bare Steel, Unknown
Piping Type: Not reported

Constr Material: Asphalt Coated or Bare Steel, Unknown

Impressed Device: No

Owner Name: The Barbers Hairstyling
Owner Address: 300 Industrial Blvd NE
Owner City,St,Zip: Minneapolis, MN 55413-2929

Owner Country: USA
Owner Contact: Not reported
Owner Phone: (612) 331-8500
Facility ID: 00036300

U001147752

Map ID Direction Distance Distance (ft.) Elevation

Site

Database(s)

EDR ID Number **EPA ID Number**

U001147752

OLD LANSING BARBER COLLEGE (Continued)

Contact: Contact Phone: J BRENT HANSON

Facility Type:

(612) 331-8500 CLOSED

Latitude: Longitude:

42.7309540000 -84.5505070000

Date of Collection: Accuracy:

01-11-2001 100

Accuracy Value Unit:

FEET

Horizontal Datum:

NAD83

Source: Point Line Area: STATE OF MICHIGAN POINT

Desc Category:

Plant Entrance (Freight)

Method of Collection:

Address Matching-House Number

Tank ID:

Tank Status:

Removed from Ground

Capacity: Install Date: 1000

Product:

Not reported Gasoline

Remove Date: Dec 1 1992 Tank Release Detection: Not reported Pipe Realease Detection: Not reported

Piping Material:

Bare Steel, Unknown

Piping Type:

Not reported

Constr Material:

Asphalt Coated or Bare Steel, Unknown

Impressed Device:

Owner Name:

Owner Address:

The Barbers Hairstyling 300 Industrial Blvd NE

Owner City, St, Zip:

Minneapolis, MN 55413-2929

Owner Country:

USA

Owner Contact: Owner Phone:

Not reported (612) 331-8500 00036300

Facility ID: Contact:

J BRENT HANSON

Contact Phone: Facility Type:

(612) 331-8500 CLOSED

Latitude: Longitude: 42.7309540000 -84.5505070000

Date of Collection:

01-11-2001

Accuracy: Accuracy Value Unit:

100 **FEET**

Horizontal Datum:

NAD83

Source:

STATE OF MICHIGAN

Point Line Area:

Desc Category:

Plant Entrance (Freight)

Method of Collection:

Address Matching-House Number

Tank ID:

Tank Status:

Removed from Ground

Capacity: Install Date:

1000 Not reported

Gasoline Product: Remove Date: Dec 1 1992 Tank Release Detection: Not reported Pipe Realease Detection: Not reported

Piping Material: Piping Type:

Bare Steel Not reported

Constr Material:

Asphalt Coated or Bare Steel

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

Database(s)

EDR ID Number EPA ID Number

U001147752

OLD LANSING BARBER COLLEGE (Continued)

Impressed Device: No

Owner Name: The Barbers Hairstyling
Owner Address: 300 Industrial Blvd NE
Owner City,St,Zip: Minneapolis, MN 55413-2929

Owner Country: USA
Owner Contact: Not reported

 Owner Phone:
 (612) 331-8500

 Facility ID:
 00036300

 Contact:
 J BRENT HANSON

 Contact Phone:
 (612) 331-8500

Facility Type: CLOSED
Latitude: 42.7309540000
Longitude: -84.5505070000
Date of Collection: 01-11-2001

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID:

Tank Status: Removed from Ground

Capacity: 1000
Install Date: Not reported Product: Gasoline
Remove Date: Dec 1 1992
Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Bare Steel

Piping Type: Suction: No Valve At Tank
Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

Owner Name: The Barbers Hairstyling
Owner Address: 300 Industrial Blvd NE
Owner City,St,Zip: Minneapolis, MN 55413-2929

Owner Country: USA
Owner Contact: Not reported
Owner Phone: (612) 331-8500
Facility ID: 00036300

 Contact:
 J BRENT HANSON

 Contact Phone:
 (612) 331-8500

 Facility Type:
 CLOSED

 Latitude:
 42.7309540000

 Longitude:
 -84.5505070000

 Date of Collection:
 01-11-2001

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID:

Tank Status: Removed from Ground

Direction
Distance
Distance (ft.)

Map ID

Distance (ft.) EDR ID Number Elevation Site EDR ID Number Database(s) EPA ID Number

OLD LANSING BARBER COLLEGE (Continued)

U001147752

Capacity: 2000
Install Date: Not reported
Product: Gasoline
Remove Date: Dec 1 1992
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Bare Steel

Piping Type: Suction: No Valve At Tank
Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

Owner Name: The Barbers Hairstyling
Owner Address: 300 Industrial Blvd NE
Owner City,St,Zip: Minneapolis, MN 55413-2929

Owner Country: USA
Owner Contact: Not reported
Owner Phone: (612) 331-8500
Facility ID: 00036300

 Contact:
 J BRENT HANSON

 Contact Phone:
 (612) 331-8500

 Facility Type:
 CLOSED

 Latitude:
 42.7309540000

 Longitude:
 -84.5505070000

 Date of Collection:
 01-11-2001

 Accuracy:
 100

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID:

Tank Status: Removed from Ground

Capacity: 1000
Install Date: Not reported Product: Gasoline
Remove Date: Dec 1 1992
Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Bare Steel

Piping Type: Suction: No Valve At Tank
Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

GM PLANT #1 SHWS S104005096

South 920 TOWNSEND 1/4-1/2 LANSING, MI 48933

1604 ft.

28

Relative: SHWS:

 Lower
 Facility ID:
 33000534

 Source:
 Unknown

 Actual:
 SAM Score:
 25 out of 48

847 ft. SAM Score Date: 05/24/2004

Township: 04N
Range: 02W
Section: 21

Section: 21 Quarter: NW N/A

PEAS

Map ID MAP FINDINGS

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

GM PLANT #1 (Continued) S104005096

Quarter/Quarter: NE

Facility Status: Interim Response in progress

Pollutant(s): Pb: Zn

MI PEAS:

Incident Date: 01/16/2001 Date Of PEAS Call: 01/16/2001

Complainant / Company: Steve Tomaszewski w/General Motors

Complainant Location: Lansing, MI Complainant Address: 920 Townsend Complainant Phone: 517-885-1159

Company Involved: Steve Tomaszewski w/General Motors

Company Involved Address: 920 Townsend Township Of Incident: Not reported Name/Volume Of Contaminant: Unknown Surface Water Involved ?: Grand River Dispatched To District Staff: Megan McMahon

DEQ Division Involved: **SWQD** Date Dispatch: 01/16/2001 PEAS Number: Not reported

Incident Description: Worker spotted a sheen on the Grand River from the outfall. Not

sureof what it is. Not sure of the cause.

Description: Not reported

29 **UNION FEDERAL SAVINGS BANK** NNE 2801 W GRAND RIVER

1/4-1/2 LANSING, MI 99999

1757 ft.

AUL: Relative:

Facility Addr2: Not reported Lower Status: Not reported

Actual: Site Name: Union Federal Savings Bank Lansi 844 ft. Property: Not reported

Land Use Restriction Type: Not reported Not reported Program Type: Program Support Assigned User: Not reported Program Support Assigned Date: Not reported Legal Description Of Property: Not reported

District: Lansing District Office

0133-85 Leak Number: Facility Restriction: **Deed Restrictions** Based On The Deq Ref#: Not reported MDEQ Reference Number: Not reported Sid Id: Not reported Property Or Description Restricted Area: Not reported Lead Division: Not reported

File Name Of Hyperlinked Legal Doc: Not reported Mapped Polygon S Area in Acres: Not reported Mapped Polygon S Area In Square Miles: Not reported Date Data Entry Started: Not reported Date Data Entry Finished: Not reported

Individual Or Staff Assoc With The Mapping: Not reported Program Used To Map Restricted Features: Not reported Comment: Not reported Date Legal Paperwork Stamped/Filed/Register Of Deeds: Not reported AUL

S107544098

N/A

Map ID MAP FINDINGS

Direction Distance Distance (ft.)

EDR ID Number Elevation **EPA ID Number** Database(s)

UNION FEDERAL SAVINGS BANK (Continued)

S107544098

Commercial I Land Use Restriction: Not reported Commercial li Land Use Restriction: Not reported Commercial Iii Land Use Restriction: Not reported Commercial Iv Land Use Restriction: Not reported Not reported Industrial Land Use Restriction: Residential Land Use Restriction: Not reported Recreational Land Use Restriction: Not reported Multiple Land-Use Restrictions: Not reported Site Specific Restrictions: Not reported Groundwater Consumption Restrictions: Not reported Groundwater Contact Restrictions: Not reported Special Well Construction Requirements: Not reported Special Building Restrictions: Not reported

Excavation And Soil Movement Restrictions: Not reported Soil Movement Requirements: Not reported There Is A Restriction On All Construction: Not reported Monitoring Well Protected, No Tampering Or Removal: Not reported There Is An Exposure Barrier In Place: Not reported There Is A Health And Safety Plan: Not reported There Is A Permanent Marker On The Site: Not reported

30 TRIANGLE PROPERTY **US BROWNFIELDS** 1006882470 **ENE** 307 E. KALAMAZOO N/A

1/4-1/2 LANSING, MI 48933

1831 ft.

Relative: Lower

US BROWNFIELDS:

Recipient Name: Lansing Brownfield Redevelopment Authority

Project Name: Lansing, MI Triangle Property Actual: Name: 822 ft. Parcel #: Not reported

Parcel size: 4.30 Latitude: 42.730137 -84.548921 Longitude:

Region: 5

HCM: Address Matching-House Number

Map scale:

Entrance Point of a Facility or Station Point of reference: Horiz. collect. method: North American Datum of 1983

ACRES property ID: 14670 Start date: 6/30/2001 Complete date:

Accomplishment: Phase I Environmental Assessment

Ownership entity: Not reported

31 **MICHIGAN AVENUE - CLEMENS** LUST U000254734 NNE 124 W MICHIGAN UST N/A

1/4-1/2 2017 ft.

LANSING, MI 48933

LUST: Relative:

Facility Status: Closed Lower Facility ID: 00007848

Owner Name: City of Lansing Actual:

844 ft. Owner Address: 124 Michigan Ave7th Floor City Hall

> Owner City, St, Zip: Lansing, MI 48933

Map ID
Direction
Distance
Distance (ft.)
Elevation Sit

Distance (ft.)

Elevation Site

EDR ID Number

Database(s) EPA ID Number

MICHIGAN AVENUE - CLEMENS (Continued)

Country:

(Continued)

Owner Contact: Not reported
Owner Phone: (517) 483-4455
District: Lansing District Office

USA

Leak Number: C-1631-92 Release Date: Sep 23 1992

Site Name: Lansing, City Hall Garage

Substance Released: Diesel
Closed Date: May 13 1997
Latitude: 42.7337740000
Longitude: -84.5528450000
Date of Collection: 01-11-2001
Accuracy: 100

Accuracy Value Unit: FEET
Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

UST:

Owner Name: City of Lansing

Owner Address: 124 Michigan Ave 7th Floor City Hall

Owner City,St,Zip: Lansing, MI 48933

Owner Country: USA
Owner Contact: Not reported
Owner Phone: (517) 483-4455
Facility ID: 00007848
Contact: CHAD GAMBLE
Contact Phone: (517) 483-4455
Facility Type: CLOSED

Latitude: 42.7337740000
Longitude: -84.5528450000
Date of Collection: 01-11-2001
Accuracy: 100

Accuracy Value Unit: FEET Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID: 1

Tank Status: Closed in Ground

Capacity: 1500
Install Date: Mar 24 1976
Product: Diesel
Remove Date: Sep 25 1992
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Bare Steel
Piping Type: Not reported

Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

Owner Name: City of Lansing

Owner Address: 124 Michigan Ave 7th Floor City Hall

Owner City,St,Zip: Lansing, MI 48933

Owner Country: USA

U000254734

Map ID
Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s) EPA ID Number

MICHIGAN AVENUE - CLEMENS (Continued)

U000254734

Owner Contact: Not reported Owner Phone: (517) 483-4455 00007848 Facility ID: CHAD GAMBLE Contact: Contact Phone: (517) 483-4455 CLOSED Facility Type: 42.7337740000 Latitude: Lonaitude: -84.5528450000 01-11-2001 Date of Collection: Accuracy: 100

Accuracy Value Unit: FEET Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID: 3

Tank Status: Removed from Ground

Capacity: 700

Jan 1 1986 Install Date: UNKOWN Product: Remove Date: Oct 12 2001 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Unknown Piping Type: Not reported Unknown Constr Material: Impressed Device: No

Owner Name: City of Lansing

Owner Address: 124 Michigan Ave 7th Floor City Hall

Owner City,St,Zip: Lansing, MI 48933

Owner Country: USA Owner Contact: Not reported Owner Phone: (517) 483-4455 00007848 Facility ID: Contact: CHAD GAMBLE Contact Phone: (517) 483-4455 Facility Type: CLOSED 42.7337740000 Latitude: Longitude: -84.5528450000 Date of Collection: 01-11-2001 100 Accuracy:

Accuracy Value Unit: FEET Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID: 2

Tank Status: Removed from Ground

Capacity: 500
Install Date: Not reported
Product: UNK
Remove Date: Oct 11 2000
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported

Map ID Direction . Distance Distance (ft.) Elevation Site

Database(s)

EDR ID Number **EPA ID Number**

U000254734

MICHIGAN AVENUE - CLEMENS (Continued)

Piping Material:

Unknown

Piping Type:

Not reported Unknown

Constr Material: Impressed Device:

No

E32 ΝE

LANSING CENTER EAST CONSTRUCTION

LUST \$100326833

N/A

1/4-1/2

333 E MICHIGAN AVE LANSING, MI 48933

2575 ft.

Site 1 of 2 in cluster E

Relative: Lower

Facility Status:

Closed

Actual: 829 ft.

Facility ID:

00038171

Owner Name:

Lansing Economic Develop Corp

Owner Address: Owner City,St,Zip: 124 W Michigan Ave Fl 9 Lansing, MI 48933-1612

Country:

USA

Owner Contact:

Not reported **(**517) 483-4140

Owner Phone: District:

Lansing District Office

Leak Number:

C-0799-94

Release Date:

Jul 27 1994 Lansing Center

Site Name: Substance Released:

Gasoline

Closed Date:

Jan 31 1995

Latitude:

42.7337360000

Longitude: Date of Collection: -84.5486790000

Accuracy:

01-11-2001 100

Accuracy Value Unit:

FEET

Horizontal Data:

NAD83

Source:

STATE OF MICHIGAN

Point Line Area:

POINT Plant Entrance (Freight)

Desc Category: Method of Collection:

Address Matching-House Number

E33 ΝE

LANSING CENTER EAST CONSTRUCTION 333 E MICHIGAN AVE

SHWS U003211786 N/A

UST

BROWNFIELDS

1/4-1/2 LANSING, MI 48933

2575 ft.

Site 2 of 2 in cluster E

Relative: Lower

SHWS:

Facility ID:

33000431

Actual: 829 ft.

Business Services 37 out of 48

SAM Score:

SAM Score Date: 04/19/2004

Township:

Source:

04N

Range:

02W

Section:

16

Quarter:

Not reported

Quarter/Quarter: Not reported

Facility Status:

Interim Response conducted - No further activities anticipated

Pollutant(s):

As; Benzo(a)pyrene; Naphthalene; Se; TCE; VC; Hg

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

Distance (ft.) EDR ID Number Elevation Site EDR ID Number Database(s) EPA ID Number

LANSING CENTER EAST CONSTRUCTION (Continued)

U003211786

UST:

Owner Name: Lansing Economic Develop Corp Owner Address: 124 W Michigan Ave FI 9 Owner City,St,Zip: Lansing, MI 48933-1612

Owner Country: USA Not reported Owner Contact: (517) 483-4140 Owner Phone: 00038171 Facility ID: Contact: MS PAT COOK Contact Phone: (517) 483-4140 Facility Type: CLOSED 42.7337360000 Latitude: Longitude: -84.5486790000

Date of Collection: 01-11-2001
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID: 2

Tank Status: Removed from Ground

Capacity: 550
Install Date: Not reported Product: Gasoline
Remove Date: Jul 20 1994
Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Bare Steel Piping Type: Not reported

Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

Owner Name: Lansing Economic Develop Corp
Owner Address: 124 W Michigan Ave FI 9
Owner City,St,Zip: Lansing, MI 48933-1612

Owner Country: USA

Not reported Owner Contact: Owner Phone: (517) 483-4140 00038171 Facility ID: MS PAT COOK Contact: Contact Phone: (517) 483-4140 Facility Type: CLOSED 42.7337360000 Latitude: Longitude: -84.5486790000 Date of Collection: 01-11-2001 Accuracy: 100

Accuracy Value Unit: FEET
Horizontal Datum: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Tank ID:

Tank Status: Removed from Ground

Capacity: 550

Map ID MAP FINDINGS

Direction
Distance
Distance (ft.)

Distance (ft.) EDR ID Number Elevation Site Database(s) EPA ID Number

LANSING CENTER EAST CONSTRUCTION (Continued)

U003211786

BEA S105541711

LUST S105552660

N/A

N/A

Install Date: Not reported Product: Gasoline Remove Date: Jul 20 1994 Tank Release Detection: Not reported Pipe Realease Detection: Not reported Piping Material: Bare Steel Piping Type: Not reported

Constr Material: Asphalt Coated or Bare Steel

Impressed Device: No

BROWNFIELD:

Facility ID: Not reported Status: Closed

Properry Use: Building is now going to be expanded.

BEA: No
Ernie Id Number: 33000431
Redevelop Status: Not reported
Before Redevelopment: Not reported
After Redevelopment: Not reported

F34 334 SOUTH BUTLER BOULEVARD

WNW 334 S. BUTLER BLVD 1/4-1/2 LANSING, MI 48933

2575 ft.

Site 1 of 3 in cluster F

Relative: Equal

BEA:

Secondary Address: Not reported

Actual: BEA Number: 629

859 ft. District: Lansing

Date Received: 4/3/2002 12:59:00 AM
Submitter Name: Lansing Dept of Planning

Petition Determination: No Request

Petition Disclosure: (

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: leinbaca

Division Assigned: Storage Tank Division

F35 RUSSELL CLEANERS
WNW 334 S BUTLER BLVD
1/4-1/2 LANSING, MI 48915

2575 ft. Site 2 of 3 in cluster F

Relative: Equal

LUST:

Facility Status: Open

Actual: Facility ID: 50005183

859 ft. Owner Name: Nrt Owner

Owner Address: Unknown

Owner City,St,Zip: Unknown, MI 99999

Country: USA
Owner Contact: Not reported
Owner Phone: Not reported

District: Lansing District Office

Leak Number: C-0180-02

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Map ID MAP FINDINGS

Direction Distance Distance (ft.)

Distance (ft.) EDR ID Number Elevation Site EPA ID Number

RUSSELL CLEANERS (Continued)

S105552660

S104910476

N/A

SHWS

BEA

Release Date: Apr 10 2002
Site Name: Russell Cleaners
Substance Released: Unknown
Closed Date: Not reported
Latitude: 42.7308270000
Longitude: -84.5651310000
Date of Collection: 10-05-2004

Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT

Desc Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

F36 334 SOUTH BUTLER BLVD.
WNW 334 SOUTH BUTLER BLVD.
1/4-1/2 LANSING, MI 48915

2575 ft.

Site 3 of 3 in cluster F

Relative: Equal

SHWS:

al Silvis

Facility ID: 33000521

Actual: Source: Coin Laundry & Dry Cleaners 859 ft. SAM Score: 29 out of 48

SAM Score: 29 out of 48 SAM Score Date: 05/06/2004

Township: 4N Range: 2W Section: 17 Quarter: SE Quarter/Quarter: NE

Facility Status: Inactive - no actions taken to address contamination

Pollutant(s): PCE; TCE

BEA:

Secondary Address: Not reported BEA Number: 202 District: Lansing Date Received: 12/26/1997

Submitter Name: Lansing, City of, Development Division

Petition Determination: No Request

Petition Disclosure: 0

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: cowlesb

Division Assigned: Storage Tank Division

Map ID
Direction
Distance
Distance (ft.)

Distance (ft.) EDR ID Number Elevation Site EDR ID Number Database(s) EPA ID Number

G37
SSE 1100 SOUTH WASHINGTON AVENUE
BEA S106521615
N/A

1/4-1/2 LANSING, MI 48910

2590 ft.

Site 1 of 2 in cluster G

Relative: Lower

BEA:

Secondary Address: Not reported

Actual: 838 ft. BEA Number: 838
District: Lansing

Date Received: 6/28/2004 12:59:00 A Submitter Name: Wenco Properties

Petition Determination: Affirmed Petition Disclosure: 1

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: leinbaca

Division Assigned: Storage Tank Division

G38 BOZZOS AUTO DETAILING LUST S107466483 SSE 1100 S WASHINGTON N/A

1/4-1/2 LANSING, MI 99999

2590 ft.

Site 2 of 2 in cluster G

Relative:

Lower LUST:

Facility Status: Open
Actual: Facility ID: 50005483
838 ft. Owner Name: Nrt Owner
Owner Address: Unknown

Owner City,St,Zip: Unknown, MI 99999

Country: USA
Owner Contact: Not reported
Owner Phone: Not reported

District: Lansing District Office

Leak Number: C-0298-05 Release Date: Jun 25 2004

Site Name: Bozzos Auto Detailing

Substance Released: Unknown
Closed Date: Not reported
Latitude: 42.7222220000
Longitude: -84.5530560000
Date of Collection: 16-01-2007

Accuracy: 40
Accuracy Value Unit: FEET
Horizontal Data: NAD83

Source: STATE OF MICHIGAN

Point Line Area: POINT
Desc Category: Not reported
Method of Collection: Interpolation-Map

Map ID MAP FINDINGS

Direction
Distance
Distance (ft.)

Distance (ft.)

EDR ID Number

Elevation Site

Database(s) EPA ID Number

39 LANSING GAS LIGHT CO Manufactured Gas Plants 1008408127
NNE SEC WASHINGTON AND IONIA Manufactured Gas Plants N/A

1/2-1 LANSING, MI 48933

2675 ft.

Relative: Manufactured Gas Plants:

Lower Alternate Name: LANSING ELECTRIC GAS LIGHT WORKS.

Actual: 837 ft.

40 MUNICIPAL WELL LANSING NO 45 02 SHWS 1000382311

East 500 S CEDAR ST (??) 1/2-1 LANSING, MI 48933

2708 ft.

Relative: SHWS:

Lower Facility ID: 33000043 Source: Unknown

 Actual:
 SAM Score:
 19 out of 48

 836 ft.
 SAM Score Date:
 12/12/2005

 Township:
 04N

Township: 04N
Range: 02W
Section: 16
Quarter: SE
Quarter/Quarter: SE

Facility Status: Interim Response in progress
Pollutant(s): 1,2 DCA; trans-1,2 DCE

41 BWL-DYE WATER CONDITIONING PLNT SHWS \$102720991
NE 149 S. CEDAR SHWS \$102720991

1/2-1 LANSING, MI

2947 ft.

Relative: SHWS:

Lower Facility ID: 33000246

Source: Petroleum & Coal Products
Actual: SAM Score: 34 out of 48

842 ft. SAM Score Date: 06/18/2004 Township: 04N Range: 02W

Section: 16
Quarter: Not reported
Quarter/Quarter: Not reported

Facility Status: Interim Response in progress

Pollutant(s): 2-Methylnaphthalene; Dibenzo(a,h)anthracene; Fluorene;

Phenanthrene; Pyrene

N/A

MAP FINDINGS Map ID

Direction . Distance Distance (ft.)

EDR ID Number Site Elevation Database(s) EPA ID Number

42 SHWS S105144095 **MUNICIPAL WELL LANSING NO 25 2** N/A

NE 115 S CEDAR LANSING, MI 48933 1/2-1

3005 ft.

SHWS: Relative:

33000038 Facility ID: Lower Source: Unknown 20 out of 48 Actual: SAM Score: 843 ft. SAM Score Date: 05/19/2004

Township: 04N 02W Range: Section: 16 Quarter: SE Quarter/Quarter: NE

Facility Status: Interim Response in progress

Pollutant(s):

43 LANSING BRDWATER&LIGHT-ECKERTSTN SHWS 1003883786 **DEL SHWS**

South **601 ISLAND AVENUE** 1/2-1 LANSING, MI 48901

3659 ft.

SHWS: Relative:

Facility ID: 33000007 Lower **Electrical Services** Source:

Actual: SAM Score: 24 out of 48 821 ft. SAM Score Date: 09/03/1997 Township:

4N Range: 2W Section: 21

Quarter: Not reported Quarter/Quarter: Not reported

Facility Status: Deleted - available documentation does not support listing Benzene; Ethylbenzene; Toluene; Xylenes; Coal tar; PNAs Pollutant(s):

DELETED HWS:

Facility ID: 33000007

Status: Deleted - available documentation does not support listing

S105965603 44 **HENRY'S CARB & ELEC SERVICE** BEA ΝE **401 NORTH LARCH STREET DEL SHWS** N/A

1/2-1 LANSING, MI

4312 ft.

BEA: Relative:

Secondary Address: Not reported Lower BEA Number: 972

Actual: District: Lansing

844 ft. 9/13/2005 12:59:00 A Date Received: Submitter Name: Rio II Properties, LLC

Petition Determination: No Request

Petition Disclosure:

No Hazardous Substance(s) Category:

Determination 20107A: No Request Reviewer: simpsont

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N/A

Map ID MAP FINDINGS

Direction Distance Distance (ft.)

Distance (ft.) EDR ID Number Elevation Site EDR ID Number Database(s) EPA ID Number

HENRY'S CARB & ELEC SERVICE (Continued)

Division Assigned: Storage Tank Division

Secondary Address: Not reported BEA Number: 1007 District: Lansing

Date Received: 11/28/2005 12:59:00
Submitter Name: Rio V Properties, LLC

Petition Determination: Affirmed Petition Disclosure: 1

Category: No Hazardous Substance(s)

Determination 20107A: No Request Reviewer: simpsont

Division Assigned: Storage Tank Division

DELETED HWS:

Facility ID: 33000435

Status: Deleted - available documentation does not support listing

45 CITY OF LANSING/O&M DIV COMPLEX SHWS \$105144106 SE 601 EAST SOUTH STREET N/A

SE 601 EAST SOUTH STREET 1/2-1 LANSING, MI 48910

4331 ft.

Relative: SHWS:

Lower Facility ID: 33000440

Source: Automotive Services SAM Score: 33 out of 48

 Actual:
 SAM Score:
 33 out of 48

 825 ft.
 SAM Score Date:
 06/07/2004

Township: 04N Range: 02W Section: 21

Quarter: Not reported Quarter/Quarter: Not reported

Facility Status: Interim Response in progress

Pollutant(s): Benzene; Benzo(a)pyrene; Chlorobenzene; Pb; PCE

46 MUNICIPAL WELL LANSING NO 25 13 SHWS \$103085666 NNE 512 N CEDAR ST N/A

NNE 512 N CEDAR ST 1/2-1 LANSING, MI 48912

4432 ft.

839 ft.

Relative: SHWS:

Lower Facility ID: 33000039
Source: Unknown
Actual: SAM Score: 23 out of 48

SAM Score Date: 03/15/1991
Township: 04N
Range: 02W
Section: 16
Quarter: NE

Quarter/Quarter: NE Facility Status: Evaluation in progress

Pollutant(s): Ammonia

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S105965603

Map ID MAP FINDINGS

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

47 **DELTA PROPERTIES FUDS** 1009484512 N/A

SE

1/2-1 LANSING, MI

4497 ft.

FUDS: Relative:

Lower

Federal Facility ID: MI9799F2363 FUDS #: E05MI0277

Actual: 832 ft.

Facility Name: City:

DELTA PROPERTIES LANSING

State: EPA Region:

County:

Mi 5 **INGHAM**

Congressional District: 08 US Army District:

Louisville District (LRL)

Fiscal Year: Telephone:

2006 502-315-6766

NPL Status: Not Listed RAB: Not reported 77.70 CTC: Current Owner: **PRIVATE** Current Prog: Not reported Future Prog: Not reported

FUDS Description Details:

11.25 ACRE SITE CONTAINING ON STRUCTURE

FUDS History Details:

11.25 ACRES ACQUIRED BY WARRANTY DEED IN 1941 AND 1942. DISPOSAL

OCURRED BY QUICK CLAIM DEED ON 2/25/46.

SHWS S105144096 48 **MUNICIPAL WELL LANSING NO 50 20** East 750 S. PENNSYLVANIA N/A

1/2-1

LANSING, MI 48912

4756 ft.

Relative:

SHWS:

Higher Actual:

860 ft.

Facility ID: 33000044

Source: SAM Score:

Unknown 27 out of 48 SAM Score Date: 11/01/2005

Township: Range: Section:

04N 02W 22 NW

Quarter: Quarter/Quarter: NE

Facility Status: Interim Response in progress

Pollutant(s):

Mn; BEHP

Map ID MAP FINDINGS
Direction

Distance (ft.)
Elevation Site

Database(s) EPA

EDR ID Number EPA ID Number

49 MUNICIPAL WELL LANSING NO 30-07 SHWS \$103595384
East 1016 HEALD PL. SHWS N/A

1/2-1 LANSING, MI 48912

5249 ft.

Relative:

SHWS:

Higher Facility ID:
Source:
Actual: SAM Score:

33000042 Unknown 20 out of 48

870 ft. SAM Score Date: 11/10/2005 Township: 04N

Township: 04N
Range: 02W
Section: 15
Quarter: SW
Quarter/Quarter: SW

Facility Status: Interim Response in progress

Pollutant(s): cis-1,2 DCE

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	diZ	Database(s)
DEWITT	S105965578	STATE RD AND US27 AREA	STATE RD AND US 27	48906 D	DEL SHWS
DIMONDALE	U003426378	DIMONDALE CAMPUS	4000 N MICHIGAN RD (M-99)	48912 L	LUST, UST
EAST LANSING	S105965601	RES WELL FORMER, LAKE LANSING ROAD	LAKE LANSING RD	48906 D	DEL SHWS
GRAND LEDGE	U002301072	WEST CAMPGROUNDS	M-100 AND M-43 5151 E SAGINAW HWY	48933 L	LUST, UST
LANSING	S103095241	MDPH MDCL WST DSP/CPTL AIRPORT	ACCESS ROADS OF AIRPORT AUTHORITY	S	SHWS, DEL SHWS
LANSING	S108036271	CAPITAL CITY AIRPRT/SOLVNT CONTM	16641 AIRPORT SERVICE DRIVE	48906 S	SHWS
LANSING	S104911487	BAKER STREET PARKING LOT	BAKER ST. (EAST OF S. WASHINGTON BLVD)	8	BEA
LANSING	S104910767	PARCEL W. OF MLK BLVD.	BETWEEN HILLSDALE / ST. JOSEPH STS.	8	BEA
LANSING	S103595315	CRAA HEATING OIL UST	CAPITAL CITY AIRPORT	48906 S	SHMS
LANSING	S103085652	CONRAIL	CAVANAUGH RD TRACK	48910 S	SHWS
LANSING	S105143962	BROWN BROTHERS/TOTAL CONTRACTING	600 EAST CLARK ROAD	48906 S	SHWS
LANSING	1004725774	CITY OF LANSING	SE CORNER OTTAWA & GRAND	48933 R	RCRA-SQG, FINDS
LANSING	1006882469	STATE OF MICHIGAN PARKING LOT-BOJI	NW CORNER OF W. ALLEGAN & TOWNSEND ST.	_	US BROWNFIELDS
		DEVELOPMENT			
LANSING	U003211751	BUZY BEE MARKET (FORMER)	SE CORNER OF LOGAN & KALAMAZOO	48915 L	LUST, UST
LANSING	S103595374	CITY LF PAULSON ST	END OF PAULSON STREET	48906 S	SHWS
LANSING	1003871896	CREGO PARK	FIDELITY DR	48910 S	SHWS, CERC-NFRAP
LANSING	1000315213	GRANGER LAND DEVELOPMENT CO	8500 W GRAND RIVER AVE	48906 R	RCRA-SQG, FINDS, RCRA-TSDF,
				œ	RAATS, CORRACTS
LANSING	S105143964	ROGER'S ENGINE SHOP	7293 W. GRAND RIVER	48906 S	SHWS
LANSING	S100069571	BW&L RIVERSIDE SLUDGE STORAGE	E MAIN / AURELIUS RD, 1100 BLK	48910 H	HIST LF
LANSING	S105966391	FORMER BAY/PIONEER	5843 MARTIN LUTHER KING BLVD.	М	BEA
LANSING	S103595397	AL SERRA FORD	3500 SOUTH MARTIN LUTHER KING BLVD.	48906 S	SHWS
LANSING	S107135675	FORMER TOTAL STATION	MICHIGAN AVE.	ш	BROWNFIELDS
LANSING	S103595312	APOLLO INVESTMENTS	OLD GRAND RIVER AVE.	48906 S	SHWS
LANSING	S107925035	FORMER FRANDOR SHELL - BLODGETT #231	3024 E SAGINAW ST	∢	AUL
LANSING	S104910061	VACANT PARCEL ON M-43	W. SAGINAW HWY.	ш	BEA
LANSING	S103595381	MUNICIPAL WELL LANSING NO 10 12	SUNSET ST	48915 S	SHWS
LANSING	\$103085668	MUNICIPAL WELL LANSING NO 25 20	TURNER ST	48906 S	SHWS
LANSING	S107466539	2911 S WASHINGTON STREET	2911 S. WASHINGTON STREEET	48910 B	BEA
LANSING	S103085672	MUNICIPAL WELL LANSING NO 60 10	WAYCROSS STREET	48910 S	SHWS, DEL SHWS

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/18/2007 Date Data Arrived at EDR: 08/03/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 26

Source: EPA Telephone: N/A

EPA Region 6

Last EDR Contact: 07/31/2007

Next Scheduled EDR Contact: 10/29/2007 Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 7

Telephone 215-814-5418 Telephone: 913-551-7247

EPA Region 4 **EPA Region 8**

Telephone 404-562-8033 Telephone: 303-312-6774

EPA Region 5 EPA Region 9

Telephone 312-886-6686 Telephone: 415-947-4246

EPA Region 10

Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 08/09/2007 Date Data Arrived at EDR: 09/05/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 36

Source: EPA Telephone: N/A

Last EDR Contact: 08/31/2007

Next Scheduled EDR Contact: 10/29/2007 Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 08/27/2007 Date Data Arrived at EDR: 08/29/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 43

Source: EPA Telephone: N/A

Last EDR Contact: 08/29/2007

Next Scheduled EDR Contact: 10/29/2007 Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991 Date Data Arrived at EDR: 02/02/1994 Date Made Active in Reports: 03/30/1994

Number of Days to Update: 56

Source: EPA Telephone: 202-564-4267

Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/23/2007 Date Data Arrived at EDR: 06/20/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 70

Source: EPA

Telephone: 703-412-9810 Last EDR Contact: 09/19/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 06/21/2007 Date Data Arrived at EDR: 07/23/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 37

Source: EPA

Telephone: 703-412-9810 Last EDR Contact: 09/17/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/26/2007 Date Data Arrived at EDR: 08/08/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 21

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 09/04/2007

Next Scheduled EDR Contact: 12/03/2007 Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006 Date Data Arrived at EDR: 06/28/2006 Date Made Active in Reports: 08/23/2006

Number of Days to Update: 56

Source: EPA

Telephone: 312-886-6186 Last EDR Contact: 10/16/2007

Next Scheduled EDR Contact: 01/14/2008 Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2006 Date Data Arrived at EDR: 01/24/2007 Date Made Active in Reports: 03/12/2007

Number of Days to Update: 47

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180 Last EDR Contact: 10/19/2007

Next Scheduled EDR Contact: 01/21/2008 Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/02/2007 Date Data Arrived at EDR: 07/18/2007 Date Made Active in Reports: 09/18/2007

Number of Days to Update: 62

Source: U.S. Department of Transportation

Telephone: 202-366-4555 Last EDR Contact: 10/16/2007

Next Scheduled EDR Contact: 01/14/2008 Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/16/2007 Date Data Arrived at EDR: 08/03/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 69

Source: Environmental Protection Agency

Telephone: 703-603-8905 Last EDR Contact: 10/01/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/16/2007 Date Data Arrived at EDR: 08/03/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 69

Source: Environmental Protection Agency Telephone: 703-603-8905

Last EDR Contact: 10/01/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 11/10/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 62

Source: USGS Telephone: 703-692-8801 Last EDR Contact: 08/09/2007

Next Scheduled EDR Contact: 11/05/2007 Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2006 Date Data Arrived at EDR: 08/31/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 41

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285 Last EDR Contact: 10/01/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 06/20/2007 Date Data Arrived at EDR: 07/09/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 51

Source: Environmental Protection Agency

Telephone: 202-566-2777 Last EDR Contact; 09/10/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 04/13/2007 Date Data Arrived at EDR: 07/16/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 44

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Last EDR Contact: 09/21/2007

Next Scheduled EDR Contact: 01/21/2008 Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 06/08/2007 Date Data Arrived at EDR: 07/03/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 57

Source: EPA Telephone: 703-416-0223

Last EDR Contact: 10/01/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 11/08/2006 Date Made Active in Reports: 01/29/2007

Number of Days to Update: 82

Source: Department of Energy Telephone: 505-845-0011 Last EDR Contact: 09/19/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985 Date Data Arrived at EDR: 08/09/2004 Date Made Active in Reports: 09/17/2004

Number of Days to Update: 39

Source: Environmental Protection Agency

Telephone: 800-424-9346 Last EDR Contact: 06/09/2004 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 04/27/2007 Date Made Active in Reports: 07/05/2007

Number of Days to Update: 69

Source: EPA

Telephone: 202-566-0250 Last EDR Contact: 09/18/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002 Date Data Arrived at EDR: 04/14/2006 Date Made Active in Reports: 05/30/2006

Number of Days to Update: 46

Source: EPA

Telephone: 202-260-5521 Last EDR Contact: 10/30/2007

Next Scheduled EDR Contact: 01/14/2008 Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/06/2007 Date Data Arrived at EDR: 07/20/2007 Date Made Active in Reports: 09/18/2007

Number of Days to Update: 60

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667 Last EDR Contact: 09/17/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 07/06/2007 Date Data Arrived at EDR: 07/20/2007 Date Made Active in Reports: 09/18/2007

Number of Days to Update: 60

Source: EPA

Telephone: 202-566-1667 Last EDR Contact: 09/17/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 03/13/2007 Date Made Active in Reports: 04/27/2007

Number of Days to Update: 45

Source: EPA

Telephone: 202-564-4203 Last EDR Contact: 10/15/2007

Next Scheduled EDR Contact: 01/14/2008 Data Release Frequency: Annually

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005 Date Data Arrived at EDR: 12/11/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 31

Source: Department of the Navy Telephone: 843-820-7326 Last EDR Contact: 09/12/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 08/14/2007 Date Data Arrived at EDR: 08/29/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 43

Source: Department of Transporation, Office of Pipeline Safety

Telephone: 202-366-4595 Last EDR Contact: 08/29/2007

Next Scheduled EDR Contact: 11/26/2007 Data Release Frequency: Varies

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES)

Date of Government Version: 07/27/2007 Date Data Arrived at EDR: 08/13/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 59

Source: Environmental Protection Agency

Telephone: 202-564-5088 Last EDR Contact: 10/15/2007

Next Scheduled EDR Contact: 01/14/2008 Data Release Frequency: Quarterly

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 07/25/2007 Date Data Arrived at EDR: 07/31/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 72

Source: EPA, Region 9 Telephone: 415-972-3336 Last EDR Contact: 09/24/2007

Next Scheduled EDR Contact: 12/24/2007 Data Release Frequency: Varies

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 09/17/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/01/2006 Date Data Arrived at EDR: 01/08/2007 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 3

Source: Drug Enforcement Administration

Telephone: 202-307-1000 Last EDR Contact: 10/02/2007

Next Scheduled EDR Contact: 12/24/2007 Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/31/2007 Date Data Arrived at EDR: 08/01/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 28

Source: Environmental Protection Agency

Telephone: 202-343-9775 Last EDR Contact: 10/31/2007

Next Scheduled EDR Contact: 01/28/2008 Data Release Frequency: Quarterly

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 03/08/2007 Date Data Arrived at EDR: 04/12/2007 Date Made Active in Reports: 05/14/2007

Number of Days to Update: 32

Source: Environmental Protection Agency

Telephone: 202-564-6023 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Varies

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 04/12/2007 Date Data Arrived at EDR: 06/08/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 82

Source: EPA

Telephone: 202-566-0500 Last EDR Contact: 08/09/2007

Next Scheduled EDR Contact: 11/05/2007 Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/09/2007 Date Data Arrived at EDR: 07/24/2007 Date Made Active in Reports: 09/18/2007

Number of Days to Update: 56

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169 Last EDR Contact: 10/01/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/09/2007 Date Data Arrived at EDR: 06/28/2007 Date Made Active in Reports: 08/29/2007

Number of Days to Update: 62

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959 Last EDR Contact: 09/26/2007

Next Scheduled EDR Contact: 12/24/2007 Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/19/2007 Date Data Arrived at EDR: 07/25/2007 Date Made Active in Reports: 09/18/2007

Number of Days to Update: 55

Source: EPA

Telephone: (312) 353-2000 Last EDR Contact: 10/01/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Date Data Arrived at EDR: 07/03/1995 Date Made Active in Reports: 08/07/1995

Number of Days to Update: 35

Source: EPA

Telephone: 202-564-4104 Last EDR Contact: 08/31/2007

Next Scheduled EDR Contact: 12/03/2007 Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 03/06/2007 Date Made Active in Reports: 04/13/2007

Number of Days to Update: 38

Source: EPA/NTIS Telephone: 800-424-9346 Last EDR Contact: 09/12/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Biennially

USGS WATER WELLS: National Water Information System (NWIS)

This database consists of well records in the United States. Available site descriptive information includes well location information (latitude and longitude, well depth, site use, water use, and aquifer).

Date of Government Version: 03/25/2005 Date Data Arrived at EDR: 03/25/2005 Date Made Active in Reports: N/A

Number of Days to Update: 0

Source: USGS Telephone: N/A

Last EDR Contact: 03/25/2005 Next Scheduled EDR Contact: N/A Data Release Frequency: N/A

PWS: Public Water System Data

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 02/24/2000 Date Data Arrived at EDR: 04/27/2005 Date Made Active in Reports: N/A

Number of Days to Update: 0

Source: EPA Telephone: N/A

Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007

Data Release Frequency: N/A

STATE AND LOCAL RECORDS

SHWS: Contaminated Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 08/17/2007 Date Data Arrived at EDR: 08/22/2007 Date Made Active in Reports: 09/05/2007

Number of Days to Update: 14

Source: Department of Environmental Quality

Telephone: 517-373-9541 Last EDR Contact: 08/22/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Semi-Annually

DEL SHWS: Delisted List of Contaminated Sites

Sites that have been delisted or deleted from the List of Contaminated Sites. The available documentation for the site does not support it's listing or the site no longer meets criteria specified in rules.

Date of Government Version: 08/23/2007 Date Data Arrived at EDR: 08/23/2007 Date Made Active in Reports: 09/05/2007

Number of Days to Update: 13

Source: Department of Environmental Quality

Telephone: 517-373-9541 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Varies

SWF/LF: Solid Waste Facilities Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal

Date of Government Version: 07/24/2007 Date Data Arrived at EDR: 07/27/2007 Date Made Active in Reports: 09/05/2007

Number of Days to Update: 40

Source: Department of Environmental Quality

Telephone: 517-335-4035 Last EDR Contact: 10/22/2007

Next Scheduled EDR Contact: 01/21/2008 Data Release Frequency: Semi-Annually

HIST LF: Inactive Solid Waste Facilities

The database contains historical information and is no longer updated.

Date of Government Version: 03/01/1997 Date Data Arrived at EDR: 02/28/2003 Date Made Active in Reports: 03/06/2003

Number of Days to Update: 6

Source: Department of Environmental Quality

Telephone: 517-335-4034 Last EDR Contact: 02/28/2003 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

LUST: Leaking Underground Storage Tank Sites

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/15/2007 Date Data Arrived at EDR: 10/15/2007 Date Made Active in Reports: 10/31/2007

Number of Days to Update: 16

Source: Department of Environmental Quality Telephone: 517-373-9837

Last EDR Contact: 10/15/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Annually

UST: Underground Storage Tank Facility List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/10/2007 Date Data Arrived at EDR: 09/12/2007 Date Made Active in Reports: 10/19/2007

Number of Days to Update: 37

Source: Department of Environmental Quality

Telephone: 517-335-4035 Last EDR Contact: 09/12/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Annually

AST: Aboveground Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 07/24/2007 Date Data Arrived at EDR: 07/31/2007 Date Made Active in Reports: 09/26/2007

Number of Days to Update: 57

Source: Department of Environmental Quality

Telephone: 517-373-8168 Last EDR Contact: 09/10/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: No Update Planned

LIENS: Lien List

An Environmental Lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC * 9607(1) and similar state or local laws. In other words: a lien placed upon a property's title due to an environmental condition

Date of Government Version: 07/17/2007 Date Data Arrived at EDR: 09/24/2007 Date Made Active in Reports: 10/31/2007

Number of Days to Update: 37

Source: Department of Environmental Quality

Telephone: 517-373-9837 Last EDR Contact: 08/15/2007

Next Scheduled EDR Contact: 11/12/2007 Data Release Frequency: Varies

PEAS: Pollution Emergency Alerting System

Environmental pollution emergencies reported to the Department of Environmental Quality such as tanker accidents, pipeline breaks, and release of reportable quantities of hazardous substances.

Date of Government Version: 10/05/2007 Date Data Arrived at EDR: 10/09/2007 Date Made Active in Reports: 10/31/2007

Number of Days to Update: 22

Source: Department of Environmental Quality

Telephone: 517-373-8427 Last EDR Contact: 10/01/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Quarterly

AUL: Engineering and Institutional Controls

A listing of sites with institutional and/or engineering controls in place.

Date of Government Version: 09/20/2007 Date Data Arrived at EDR: 10/01/2007 Date Made Active in Reports: 10/31/2007

Number of Days to Update: 30

Source: Department of Environmental Quality

Telephone: 517-373-4828 Last EDR Contact: 09/24/2007

Next Scheduled EDR Contact: 12/24/2007 Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Establishments
A listing of drycleaning facilities in Michigan.

Date of Government Version: 05/16/2007 Date Data Arrived at EDR: 07/16/2007 Date Made Active in Reports: 09/05/2007

Number of Days to Update: 51

Source: Department of Environmental Quality

Telephone: 517-335-4586 Last EDR Contact: 08/13/2007

Next Scheduled EDR Contact: 11/12/2007 Data Release Frequency: Varies

BROWNFIELDS: Brownfields and USTfield Site Database

All state funded Part 201 and 213 sites, as well as LUST sites that have been redeveloped by private entities using the BEA process. Be aware that this is not a list of all of the potential brownfield sites in Michigan.

Date of Government Version: 08/27/2007 Date Data Arrived at EDR: 08/28/2007 Date Made Active in Reports: 09/05/2007

Number of Days to Update: 8

Source: Department of Environmental Quality

Telephone: 517-373-4805 Last EDR Contact: 10/23/2007

Next Scheduled EDR Contact: 02/18/2008 Data Release Frequency: Varies

BROWNFIELDS 2: Brownfields Building and Land Site Locations

A listing of brownfield building and land site locations. The listing is a collaborative effort of Michigan Economic Development Corporation, Michigan Economic Developers Association, Detrot Edison, Detroit Area Commercial Board of Realtors

Date of Government Version: 04/09/2007 Date Data Arrived at EDR: 04/10/2007 Date Made Active in Reports: 05/01/2007

Number of Days to Update: 21

Source: Economic Development Corporation

Telephone: 888-522-0103 Last EDR Contact: 10/22/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Varies

CDL: Clandestine Drug Lab Listing

A listing of clandestine drug lab locations.

Date of Government Version: 08/14/2007 Date Data Arrived at EDR: 09/19/2007 Date Made Active in Reports: 10/31/2007

Number of Days to Update: 42

Source: Department of Community Health

Telephone: 517-373-3740 Last EDR Contact: 08/22/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Varies

NPDES: List of Active NPDES Permits

General information regarding NPDES (National Pollutant Discharge Elimination System) permits and NPDES Storm Water permits.

Date of Government Version: 07/23/2007 Date Data Arrived at EDR: 08/01/2007 Date Made Active in Reports: 09/05/2007

Number of Days to Update: 35

Source: Department of Environmental Quality

Telephone: 517-241-1300 Last EDR Contact: 11/02/2007

Next Scheduled EDR Contact: 01/28/2008

Data Release Frequency: Varies

AIRS: Permit and Emissions Inventory Data Permit and emissions inventory data.

Date of Government Version: 05/03/2007 Date Data Arrived at EDR: 05/04/2007 Date Made Active in Reports: 06/05/2007

Number of Days to Update: 32

Source: Department of Environmental Quality

Telephone: 517-373-7074 Last EDR Contact: 10/16/2007

Next Scheduled EDR Contact: 01/14/2008 Data Release Frequency: Varies

BEA: BASELINE ENVIRONMENTAL ASSESSMENT DATABASE

A Baseline Environmental Assessment (BEA) allows people to purchase or begin operating at a facility without being held liable for existing contamination. BEAs are used to gather enough information about the property being transferred so that existing contamination can be distinguished from any new releases that might occur after the new owner or operator takes over the property.

Date of Government Version: 09/13/2007 Date Data Arrived at EDR: 09/14/2007 Date Made Active in Reports: 10/31/2007

Number of Days to Update: 47

Source: DEPT. OF ENVIRONMENTAL QUALITY

Telephone: 517-373-9541 Last EDR Contact: 09/10/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Semi-Annually

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 12/08/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 34

Source: USGS

Telephone: 202-208-3710 Last EDR Contact: 08/09/2007

Next Scheduled EDR Contact: 11/05/2007 Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/11/2007 Date Data Arrived at EDR: 09/14/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 27

Source: Environmental Protection Agency

Telephone: 415-972-3372 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2007 Date Data Arrived at EDR: 06/14/2007 Date Made Active in Reports: 07/05/2007

Number of Days to Update: 21

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007

Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2007 Date Data Arrived at EDR: 09/07/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 34

Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/04/2005 Date Data Arrived at EDR: 01/21/2005 Date Made Active in Reports: 02/28/2005

Number of Days to Update: 38

Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 10/18/2007

Next Scheduled EDR Contact: 11/19/2007

Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/12/2007 Date Data Arrived at EDR: 09/14/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 27

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/05/2007 Date Data Arrived at EDR: 10/02/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 9

Source: EPA Region 4 Telephone: 404-562-8677 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 12/01/2006 Date Data Arrived at EDR: 12/01/2006 Date Made Active in Reports: 01/29/2007

Number of Days to Update: 59

Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

Date of Government Version: 09/05/2007 Date Data Arrived at EDR: 10/02/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 9

Source: EPA Region 4 Telephone: 404-562-9424 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Semi-Annually

INDIAN UST R6: Underground Storage Tanks on Indian Land

Date of Government Version: 08/31/2007 Date Data Arrived at EDR: 08/31/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 41

Source: EPA Region 6 Telephone: 214-665-7591 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/2004 Date Data Arrived at EDR: 12/29/2004 Date Made Active in Reports: 02/04/2005

Number of Days to Update: 37

Source: EPA Region 5 Telephone: 312-886-6136 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

Date of Government Version: 08/27/2007 Date Data Arrived at EDR: 09/07/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 34

Source: EPA Region 8 Telephone: 303-312-6137 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

Date of Government Version: 06/01/2007 Date Data Arrived at EDR: 06/14/2007 Date Made Active in Reports: 07/05/2007

Number of Days to Update: 21

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
A listing of underground storage tank locations on Indian Land.

Date of Government Version: 12/01/2006 Date Data Arrived at EDR: 12/01/2006 Date Made Active in Reports: 01/29/2007

Number of Days to Update: 59

Source: EPA, Region 1 Telephone: 617-918-1313 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 09/12/2007 Date Data Arrived at EDR: 09/14/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 27

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

Date of Government Version: 09/11/2007 Date Data Arrived at EDR: 09/14/2007 Date Made Active in Reports: 10/11/2007

Number of Days to Update: 27

Source: EPA Region 9 Telephone: 415-972-3368 Last EDR Contact: 08/20/2007

Next Scheduled EDR Contact: 11/19/2007 Data Release Frequency: Quarterly

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

FEDERAL RECORDS

PUBLIC SCHOOLS: Public Schools

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Date of Government Version: N/A Date Data Arrived at EDR: 07/13/2004 Date Made Active in Reports: N/A Number of Days to Update: 0

Source: National Center for Education statistics Telephone: 202-502-7300 Last EDR Contact: 10/10/2007

Next Scheduled EDR Contact: 01/07/2008

Data Release Frequency: N/A

Data Release Frequency: N/A

PRIVATE SCHOOLS: Private Schools of the United States

The National Center for Education Statistics' primary database on private school locations in the United States.

Date of Government Version: N/A Date Data Arrived at EDR: 10/07/2005 Date Made Active in Reports: N/A Number of Days to Update: 0

Source: National Center for Education Statistics Telephone: 202-502-7300 Last EDR Contact: 09/22/2006 Next Scheduled EDR Contact: N/A

NURSING HOMES: Directory of Nursing Homes

Information on Medicare and Medicaid certified nursing homes in the United States.

Date of Government Version: N/A Date Data Arrived at EDR: 10/11/2005 Date Made Active in Reports: N/A Number of Days to Update: 0

Source: N/A Telephone: 800-568-3282 Last EDR Contact: 09/22/2006 Next Scheduled EDR Contact: N/A Data Release Frequency: N/A

MEDICAL CENTERS: Provider of Services Listing

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health & Human Services.

Date of Government Version: 06/01/1998 Date Data Arrived at EDR: 11/10/2005 Date Made Active in Reports: N/A

Telephone: 410-786-3000 Last EDR Contact: 01/12/2007 Next Scheduled EDR Contact: N/A Data Release Frequency: N/A

Source: Centers for Medicare & Medicaid Services

HOSPITALS: AHA Hospital Guide

Number of Days to Update: 0

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Date of Government Version: N/A Date Data Arrived at EDR: 10/19/1994 Date Made Active in Reports: N/A Number of Days to Update: 0

Source: American Hospital Association Telephone: 800-242-2626 Last EDR Contact: 09/22/2006 Next Scheduled EDR Contact: N/A Data Release Frequency: N/A

COLLEGES: Integrated Postsecondary Education Data

The National Center for Education Statistics' primary database on integrated postsecondary education in the United States.

Date of Government Version: N/A Date Data Arrived at EDR: 10/12/2005 Date Made Active in Reports: N/A Number of Days to Update: 0

Source: National Center for Education Statistics Telephone: 202-502-7300 Last EDR Contact: 09/22/2006 Next Scheduled EDR Contact: N/A Data Release Frequency: N/A

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 06/15/2007 Date Made Active in Reports: 08/20/2007

Number of Days to Update: 66

Source: Department of Environmental Protection

Telephone: 860-424-3375 Last EDR Contact: 09/12/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 04/01/2007 Date Data Arrived at EDR: 04/05/2007 Date Made Active in Reports: 05/08/2007

Number of Days to Update: 33

Source: Department of Environmental Protection

Telephone: N/A

Last EDR Contact: 11/02/2007

Next Scheduled EDR Contact: 12/31/2007 Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/27/2007 Date Data Arrived at EDR: 08/30/2007 Date Made Active in Reports: 09/21/2007

Number of Days to Update: 22

Source: Department of Environmental Conservation

Telephone: 518-402-8651 Last EDR Contact: 08/30/2007

Next Scheduled EDR Contact: 11/26/2007 Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2006 Date Data Arrived at EDR: 08/23/2007 Date Made Active in Reports: 09/27/2007

Number of Days to Update: 35

Source: Department of Environmental Protection

Telephone: N/A

Last EDR Contact: 09/10/2007

Next Scheduled EDR Contact: 12/10/2007 Data Release Frequency: Annually

RI MANIFEST: Manifest information Hazardous waste manifest information

> Date of Government Version: 04/09/2007 Date Data Arrived at EDR: 04/12/2007 Date Made Active in Reports: 04/27/2007

Number of Days to Update: 15

Source: Department of Environmental Management

Telephone: 401-222-2797 Last EDR Contact: 10/16/2007

Next Scheduled EDR Contact: 12/17/2007 Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2006 Date Data Arrived at EDR: 04/27/2007 Date Made Active in Reports: 06/08/2007

Number of Days to Update: 42

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 10/09/2007

Next Scheduled EDR Contact: 01/07/2008 Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services,

a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary

and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Centers, Group & Family Homes

Source: Bureau of REgulatory Services

Telephone: 517-373-8300

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

FORMER YMCA 301 W. LENAWEE ST. LANSING, MI 48933

TARGET PROPERTY COORDINATES

Latitude (North): Longitude (West): 42.72860 - 42° 43' 43.0" 84.5556 - 84° 33' 20.2"

Universal Tranverse Mercator: UTM X (Meters):

Zone 16 700124.2

UTM Y (Meters):

4733360.0

Elevation:

859 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: Most Recent Revision: 42084-F5 LANSING SOUTH, MI

1973

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

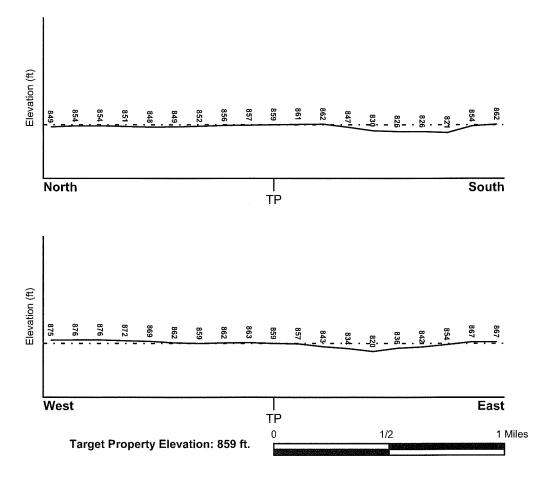
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.